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Department of Corrections
Westside Prison Reception Center
Pre-Design Study: Volume I

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Project No. 11-300

Capital Project Predesign Report

Westside Prison Reception Center

Owner:

State of Washington
Department of Corrections
725 Linderson Way, SW
Tumwater, Washington 98501

Approved By:

David Jansen, Director

Date

Jack Olson, Project Director

Date

Kent Nugen, P.E., Chief of Capital Operations

Date

Dwight Hollar, R.A., Capital Project Manager

Date

Douglas Cole, Superintendent

Date

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- 1.1 Project Background
- 1.2 Project Purpose and Analysis
- 1.3 Project Proposal Recommended Alternative
- 1.4 Budget Analysis

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1.1 Project Background

The proposed project will serve as the new WDOC Reception Center to be located on the Westside of the State of Washington. This facility will serve as the processing center for incoming male felony offenders being transferred to the custody of the Department of Corrections. The 2010 legislature authorized and funded in the Supplemental Capital budget the work to select a probable site, develop this Pre-Design and prepare an Environmental Impact Statement for this project. Currently the forecast for the male prison population indicated a continuing need for additional capacity. The siting and construction of a dedicated 1024 bed Reception Center will enable the WDOC to free up an equivalent number of beds at the Washington Correction Center (WCC) in Shelton, WA. The WCC facility is currently operated by the WDOC as a Reception Center. These Reception Center beds will revert to a general population needs to fill the capacity need for the WDOC until future forecast justify additional expansion.

1.2 Project Purpose and Analysis

The capital improvements of this project will ensure greater security and safety for offenders and staff as well as provide a more efficient and sustainable operation of the WDOC facilities. By doing so, WDOC will meet two goals of the Department's 2011-2012 Strategic Plan:

- Maintain core correctional operations
- Improve business practices and performance

The project supports the statewide result to improve the safety of property and people in following ways:

- Reducing preventable injury, loss of life and property.
- Maintaining prison system capacity for the incarceration and rehabilitation of adult offenders.
- Increasing the citizen's confidence of their safety within their communities

The new Reception Center will increase the efficiency for the offender processing, reduce transport costs and offer greater flexibility and control to better manage new offenders and violators. A site selection process narrowed the possible sites to three locations on the west side of the state for consideration. All were within a 30 mile drive of Interstate 5.

Each of the three sites was evaluated for potential opportunities and constraints that may impact development and construction along with associated costs. A basis model of building components and configurations was developed for a consistent baseline for construction. In one case, the Thurston County Site, existing buildings will be repurposed for use for Reception Center functions.

A program was developed of the Reception Center activities, functions, and adjacency

of spaces and staff assignments to adequately size the internal and overall building spaces. The result is a compact building footprint and site development area to minimize initial costs. The operation of facility will be considerably less than a renovated, inefficient, existing facility. The facility will allow for more efficient intake processing to save the state operating and transportation costs.

1.3 Project Proposal Recommended Alternative

The recommended options is to build at the Thurston County site; the former Maple Lane School operated by DSHS. This is based on the current costs for the site and that the land use revisions are enacted by the county as agreed. Final selection is subject to the completion of the EIS and the confirmation of the final costs for all mitigation and XXXXXXX.

1.4 Budget Analysis

The current MACC for the preferred site is \$122,020,615.00. The current project cost is _____.

- 2.1 Project Description
- 2.2 Stakeholders
- 2.3 Prior Planning and History
- 2.4 Operational Needs
- 2.5 Explore Alternatives
- 2.6 Select an Alternative
- 2.7 Scope and Project Description of Preferred Alternative
 - 2.7.1 General Building Design
 - 2.7.2 Proposed Facility Components
- 2.8 Issue Identification
- 2.9 Implementation Approach
- 2.10 Project Management
 - 2.10.1 Management Organization
 - 2.10.2 Methods of Delivery
 - 2.10.3 Schedule

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2.1 Project Description

Agency Name: Washington Department of
Corrections
Agency Code: 310
Project number: 11-300
Project Title: Westside Reception Center
Agency Contact: Jack Olson
Project Director

Capital Planning and Development
7345 Linderson Way SW
Tumwater, WA 98501-6504
360 725 8342
jaolson@DOC1.WA.GOV

Previous Action Taken:

The 2009 Legislature commissioned a report to assess the cost of continuing to operate older prison facilities. The report, issued in November 2009, concluded that it would be more cost-effective to construct and operate new facilities than to upgrade, repair and operate the oldest of the Washington prison facilities.

The 2010 Legislature responded by authorizing funds for the siting and phased construction of a new 2000 bed male prison to be located on the west side of the state. That direction was tied to meeting both prison caseload requirements and the closure of the McNeil Island Corrections Center; the most expensive of the state's prisons.

The Department of Corrections and the Governor's office continue to evaluate opportunities to reduce costs. After meeting with legislative leadership, the project was amended to site and construct a dedicated Westside Prison Reception Center and restore the existing Washington Corrections Center (WCC), currently performing the reception function, back to a medium custody prison. The Reception Center is where all male offenders entering the prison system are housed initially for classification and orientation to the prison system. Offenders are then transferred to one of the department's prison facilities for the beginning of their incarceration. This revision and project direction was confirmed in the 2011 Legislative appropriation.

Legislative or Executive Intent:

As noted above, the 2011 Legislative appropriation funds the acquisition of a site and the bridging documents necessary to construct the Westside Prison Reception Center as a design/build project. Coupled with the initial 2010 appropriation for pre-design and site selection, the legislature has demonstrated fiscal support for using this project to meet forecasted capacity requirements and to close less efficient prison facilities.

A dedicated reception facility designed specifically for this purpose will improve the operational efficiency of the reception process. WCC in Shelton serves as the Reception Center and as a prison facility housing medium and maximum custody offenders. WCC was originally designed to serve as a prison, not as a Reception Center. This facility is operationally inefficient because of the force fit of the reception process into a physical plant that was designed as a prison campus. The current project allows the Department, once the new reception facility is built, to use bed capacity at WCC as medium custody prison beds. Additional expansion capacity is also available at the WCC for long term capacity needs.

The 2011 Legislature authorized funding for land acquisition once a site is chosen and preparation of bridging documents for design/build method of contracting once the pre-design has been approved by the Office of Financial Management.

Purpose of Project:

Project Mission and Goals

To meet the challenges of an expanding prison population and the need for increasing cost effective solutions, the WDOC will develop a new Reception Center. The Reception Center requirements are such that the facility will save operating costs by structuring the process of intake to minimize the offender services and staff. The Reception Center will need less offender programs for reception and education. The segregation of transfers and new admits will speed up the process by eliminating the intermingling of the two groups. The building configuration will have a smaller footprint than a similar sized institution to reduce travel distance for the intake process.

To find more effective intake processing, several investigative research approaches were followed to find the right solution. The design team began by using LEAN principles for the process. The team had used their principles in the design of the new C.I. Factory at SCCC in the fall of 2010. Rosser Co. consultants explored the program requirements for the facility with WDOC. A staffing model was developed for this process and showed how the staff requirements may be reduced from current operations. The WDOC Stakeholders with the designers looked at the models for other Reception Centers. The team then visited the Oregon DOC intake operations at the Coffee Creek Correctional Center at the Wilsonville, OR. Further research was done through telephone conversations with the Missouri and Colorado DOC intake personnel. The discussions demonstrated unique ways to reduce the processing at intake of the offenders. The resulting product was a project that was drafted specifically for the special and unique building and program that is defined in the statement of mission and goals.

Mission:

- Primary mission to evaluate and classify incoming inmate offenders
- Serve as a Reception Center for males for the entire state
- Process new admissions, readmissions, violators, and youthful offender categories of offenders
- Process and hold offenders in-transit
- Assess/classify/assign adult male offenders

- Hold offenders awaiting transfer to correctional facilities after completing the reception function
- Provide safe, secure, appropriate housing and services for incoming offenders
- House offenders with 0-6 month sentences
- Conduct release planning for short and long term offenders
- Increase successful re-entry into society
- Provide offender transfer and transport to a permanent facility
- Supervise and manage offender releases

Goals:

Operational Facility:

- WDOC goal for a more cost effective and safe processing of incoming male offenders
- Process offenders as efficiently as possible using LEAN principles that identify and eliminate waste from processing, where appropriate
- Reduce the number of days required for admission processing and housing at the Reception Center in order to conserve valuable reception resources
- Control and supervise offenders
- Provide appropriate security and housing based on the various custody classifications of offenders assigned here
- Be staff and cost efficient in all areas
- Provide the most innovative and effective reception process possible.
- Use technology to enhance efficient and secure operations
- Minimize negative behaviors
- Provide a safe and appealing work environment for staff

Design:

- Design and construct an innovative and effective facility that supports the reception process
- Provide a safe, secure and healthy environment for staff, offenders and visitors
- Build and operate in a sustainable manner and consider factors beyond LEED building standards for long term energy efficiency
- Provide an efficient flow for all operational areas including transportation, reception, assessment, triage and housing
- Locate and design the facility to support technology for the future, but only as way to reduced the workload, create efficiency and support staff/operations
- Minimize off-unit movement
- Create a physical plant that aids in staff development and retention
- Managed by WDOC Capital Planning and Development Staff

2.2 Stakeholders

Core Siting Team

Siting	David Jansen, Director
Pre Design	Kent Nugen, Chief of Capital Programs
Administration	Simone Currier, Executive Secretary
Project Director	Jack Olson, Project Director
Project Manager	Dwight Hollar, Project Manager
IT, Infrastructure Specialist	Wayne Pederson, ITSAS 6
Capital Budget/CNAM	Eric Johnson, Asst. Capital Budget Manager
Contracts	John Nispel, Senior Contracts Attorney
Reception programming	Doug Cole, Superintendent
Agency Communication	Rowlanda Cawthlon, Communications Consult. 5
Staffing Manager	Tana Southerland, Correctional Specialist 4

WDOC Headquarters Staff

Executive Team

Secretary	Bernie Warner, Secretary
Prisons Assistant Secretary	Dan Pacholke, Prisons Director
ASD Assistant Secretary	Denise Doty, Assistant Secretary
Prisons Division, Command A	Dan Pacholke, Deputy Prisons Director
Prisons Division, Command C	Earl Wright, Deputy Prisons Director
IT	Kit Bail, Chief Information Officer

Medical Team

Medical Director	Susan Lucas, Acting Assistant Director- Health Services
Mental Health Mental Health	Mike Walls, Director-
Psychiatry Psychiatry	Bruce Gage, Chief of
Health Care Administrator - West	Bobby Baker, Health Care
Dental	Richard (Pat) Murphy
Pharmacy Director	Andre Rossi, Pharmacy

Facility Pre Design Stakeholders

Superintendent	Doug Cole, Superintendent
Associate Superintendent	Scott Russell, Acting Superintendent, WCC
Associate Superintendent	Kerry Arlow, Associate Superintendent, WCC
Custody Representatives	Dan White, Correctional Program Manager Kevin Mauss, Correctional Program Manager Dan Fitzpatrick, Correctional Program Manager
Security Management	Doug Cole, Superintendent
Safety Officer	David Block, Safety Manager
Emergency Operations	Tomas Fithian, Chief of Emergency Operations Tim Thrasher, Intelligence and Investigations Mgr. Steve Demars, CS3 - Chief Investigator Jeff Ellison, Correctional Investigator
LEAN Principles	Lyle Morse, Director of Correctional Industries
Performance Council	Kevin Bovenkamp, Org. Development Director
Environmental Services	Jack Olson, Capital Programs/Environmental Mgr.
Electrical	Mike Farley, Electrical Administrator
IT Infrastructure	Wayne Pederson, ITSAS 6
Information Technology	Kit Bail, Chief Information Officer
Information Technology	Michael Pearson
Wireless/Voice	Jose Zuniga, Information Technology Specialist 5
Food Service	Jay Jackson, Food Program Manager
Food CI	Jerry Morfitt, Assistant Administrative - Industries
Education	Mike Paris, Program Administrator
Religion	Greg Garringer, Religious Program Manager
Transportation	Kay Priest, Transportation Manager
Hearings	Marcia Sanchez, Disciplinary Hearing Coordinator
Records	Carrie Fleming, Correctional Record Administrator
Regional Business	Anita Kendall, Regional Business Manager-SW
Operating Budget	Margaret Andreas, Budget Manager

- Local Jurisdiction
 - City of Bremerton
 - Mason Co.
 - Thurston Co.
- State Level Jurisdiction
 - DOH
 - DOE
 - L&I

- Others
 - Offenders
 - Offender's families
 - Victims of offender crimes
 - Local Tribal Governments
- Prime Consultant:
 - Integrus Architecture

2.3 Prior Planning and History

The current Reception Center is located at the Washington Corrections Center (WCC) in Shelton, WA. The campus was designed for a general population prison and constructed in the early 1960s. The dispersal of the housing units makes for an inefficient layout for a quick turnaround for new offenders entering the WDOC system. To streamline the operations and update failing and antiquated buildings, several projects have been proposed and two Pre Designs completed recently for the reception process.

In June 2006, WDOC published a Pre Design for a new WCC healthcare facility to improve the intake processing for medical, dental, and mental health evaluations. The proposed 32,000 SF building was estimated at \$17.553 million for total project costs with a MACC of \$12.229 million. WDOC further proposed an expansion to the Reception Center with a new classification hub and dedicated reception housing unit for 132 beds. A Pre Design report dated June 2008 was issued that included a total project cost of \$68.181 million with a MACC of \$46.265 million for construction in 2013. The expansion was approved and design work was to begin July 2010. Unfortunately, the funding was not available to move ahead and the project is on an indefinite hold.

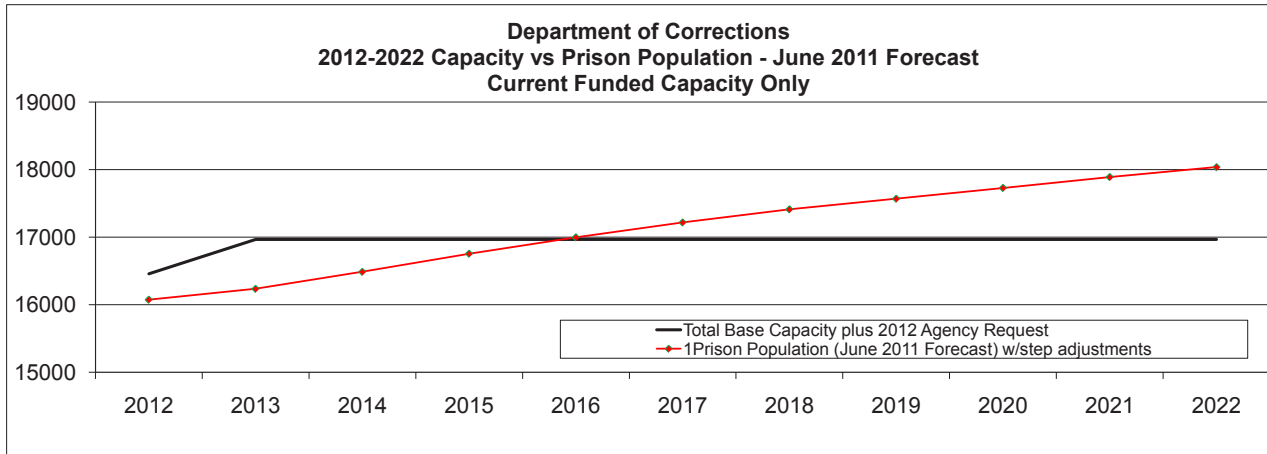
2.4 Operational Needs

Purpose of Project

Existing Conditions

All male offenders entering the Washington State prison system need to be classified and orientated prior to their assignment to a permanent institution. The current reception/intake center has been at the Washington Corrections Center in Shelton, WA since 1964. This facility was never intended to be an intake center and has become increasingly inefficient and obsolete for processing the newly admitted offenders. With legislative direction, the WDOC is now developing a new facility to serve as the reception/intake center to be located on the west side of Washington State.

The graph shows both the increase in overall prison population forecast, and the proposed increases in future capacity required to accommodate this growth. The



Fiscal Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1Prison Population (June 2011 Forecast) w/step adjustments	16,075	16,236	16,487	16,756	16,998	17,218	17,411	17,569	17,728	17,889	18,036
2Total Projected Base Capacity (@ June 30,2011)	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456
2012 Agency Request											
Washington State Penitentiary - Housing Units, Kitchen & Site Work	-	512	512	512	512	512	512	512	512	512	512
Total Base Capacity plus 2012 Agency Request	16,456	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968
<i>Difference between capacity and projected population</i>	381	732	481	212	(30)	(250)	(443)	(601)	(760)	(921)	(1,068)

¹ Prison population does not include the forecasted work release or violator populations

² Total projected base capacity does not include work release or rented jail beds

graph also includes the facility closures projected for the prison system.

Staffing Requirements

Custody Staff

These are approximately 253 WDOC trained staff for the management and supervision of offenders housed at the prison. This staff is on duty continuously throughout the year and is rotated in three shifts in a single day. The majority of the staff serves during the day shift and least amount during graveyard shift.

Non-Custody Staff

These are approximately 143 WDOC staff needed for staff support functions at the prison. This staff is generally on site during the day shift for five days a week. Staff categories for offender classification and education may be on site in the evenings and weekends. Cooking staff would be on site throughout all days.

Health Services Staff

These are approximately 73 WDOC staff needed for medical, dental and mental health support and initial offender evaluations at the prison. This staff is generally on site during the day shift for five days a week. Staff categories for offender health support would be on site full time in three shifts.

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	Employee Position	Budget Staffing	Comments
	Non-Custody Staffing		
	Business		
	Local Business Advisor	1	
	Fiscal Analyst 4	1	
	Fiscal Analyst 2	1	
	Fiscal Analyst 1	3	
	Fiscal Tech 2	4	
	PR/Supp Sp 2	2	
	Office Assistant 3	0	
	Warehouse Operator 4	1	
	Warehouse Operator 3	0	
	Warehouse Operator 2	4	
	Truck Driver	1	
	<i>(Local Funds Supervisor)</i>	0	
	Subtotal Business	18	
	Human Resources		
	Human Resource Manager	1	
	HRC3	2	
	HRCA2	2	
	Subtotal Human Resources	5	
	Information Technology		
	ITS4 <i>(Office Mgr. IT)</i>	1	
	ITS3 <i>(IT Support)</i>	3	
	Subtotal Information Technology	4	
	Administration		
	Superintendent	1	
	Associate Superintendent	2	
	<i>(Shift Commander)</i>	0	
	<i>(Instructional Tech)</i>	0	
	<i>(Teacher)</i>	0	
	Subtotal Administration	3	
	Support		
	Clerical/Paraprofessional	21	
	Subtotal Support	21	
	Hearings		
	Corr Specialist 4	2	
	Subtotal Hearings	2	

	Employee Position	Budget Staffing	Comments
	Clothing		
	Warehouse Operator 3 (CIS-2 & CISA)	1	
	Subtotal Clothing	1	
	Community Resource Coordination		
	Corr Specialist 3 (<i>Public Access Officer</i>)	1	
	Subtotal Community Resource Coordination	1	
	Recreation		
	Rec Athletic Spec 4	0	
	Rec Athletic Spec 3	1	
	Subtotal Recreation	1	
	Food Service		
	Food Manager (WGS)	1	
	Food Manager 1	1	
	Cook A/C	8	
	Subtotal Food Service	10	
	Grievance		
	Corrections Specialist 3 (<i>Grievance Officer</i>)	2	
	Subtotal Grievance	2	
	Training		
	Corrections Specialist 3 (<i>Training Coordinator</i>)	1	
	Subtotal Training	1	
	Re-Entry		
	Corrections Specialist 3 (<i>Re-entry Specialist</i>)	2	
	Subtotal Re-Entry	2	
	Behavioral Alert Specialist		
	Corrections Specialist 4	2	
	Subtotal Behavioral Alert Specialist	2	
	Intelligence & Investigations		
	Investigator 3	1	
	Investigator 2	3	
	Correctional Officer 2 (K-9)	1	
	(<i>Manager IT</i>) See Information Technology	0	
	(<i>IT Support</i>) See Information Technology	0	
	Subtotal Intelligence & Investigations	5	



Employee Position	Budget Staffing	Comments
Mailroom		
OA3	2	
Subtotal Mailroom	2	
Program Management		
CPM	1	
Subtotal Program Management	1	
Records		
Corr Records Manager	1	
Corr Records Tech (Specialist)	6	
Subtotal Records	7	
Religious Services		
Chaplain (<i>Religious Service Coordinator</i>)	1	
Subtotal Religious Services	1	
Safety		
Safety Officer	1	
Subtotal Safety	1	
Roster		
Corr Specialist 3 (<i>Roster Manager</i>)	1	
Subtotal Roster	1	
Unit Operations		
Correctional Unit Supervisor	7	
Classification Counselor 3	11	
Classification Counselor 2	16	
Subtotal Unit Operations	34	
Plant		
Plant Manager (WMS)	1	
Plant Manager 3	1	
Equipment Tech 4 (Auto Mech)	2	
Construction & Maint Sup (<i>Carp/Plumb/Paint</i>)	4	
Maint Mech 4	3	
Custodian	1	
Locksmith	1	
Plumber Supv/Plum/Pip/Stft (<i>Pipefitter</i>)	1	
Electrician Supv	1	
Electronic Tech	3	
(<i>Procurement & Supply Specialist</i>) See Business	0	

	Employee Position	Budget Staffing	Comments
	(Painter Supervisor)	0	
	Subtotal Plant	18	
	Total Non-Custody	143	
	Health Services Staffing		
	Primary Medical Care		
	Physician 3	3	
	Corr Health Care Specialist 2	3	
	Subtotal Primary Medical Care	6	
	Mental Health		
	Psychiatrist 4	2	
	Psychologist 4 (Licensed)	2	
	Psychologist 3 (Not Licensed)	2	
	Psych Associate	6	
	Corr Mental Health CN 3	1	
	Subtotal Mental Health	13	
	Dental		
	Dentist 2	2	
	Dental Assistant 2	4	
	Subtotal Dental	6	
	Nursing (Medical & MH)		
	Reg Nurse 3	3	
	Reg Nurse 2	15	
	LPN 4	1	
	LPN 2	7	
	Nurse Assistant	3	
	Subtotal Nursing (Medical & MH)	29	
	Pharmacy		
	Pharmacist Clinical	1	
	Pharmacist 2	1	
	Pharmacy Tech	3	
	Subtotal Pharmacy	5	
	Clinical Techs		
	Forms and Records Analyst 2	1	
	Lab Tech 2	1	
	Image Tech 1	1	
	Subtotal Clinical Techs	3	



Employee Position	Budget Staffing	Comments
Support Staff		
Secretary Sup	1	
Office Support Sup 1	1	
Office Assistant 3	7	
Subtotal Support Staff	9	
Admin & Health Care Management		
HCM 2	1	
HCM 1	1	
Subtotal Admin & Health Care Management	2	
Total Health Services	73	
Custody Staffing		
Reception Center		
Correctional Captain	1	
Correctional Lieutenant	6	
Correctional Sergeant	37	This may decrease by 1
Correctional Officer	209	This may decrease by 3
Total Custody	253	
Transportation		
Transportation CO	0	
Total Transportation	0	
WDOC Projected Manpower Total	469	

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2.5 Explore Alternatives

The WDOC faces an increasingly difficult and potentially dangerous condition for a rising need for more beds and limited capacity, especially on the Westside of the state. The situation has become intensified by the closure of the McNeil Island CC. The Legislature has determined that the most effective solution is not to rebuild an existing facility, but to provide a new facility on the Westside. The most cost effective approach has been deemed to be the relocation of the Reception Center by the legislative leadership with the Governor's office. This would allow the use of existing reception beds to revert to general population beds at WCC, the current site of the Reception Center.

During the Pre Design an alternative solution was analyzed using existing underutilized county jails for the reception process. Only three possible sites existing occurring in King, Thurston, and Yakima Counties. After an in depth review, Yakima and Thurston county sites were eliminated for lack of adequate spaces and needed costly upgrades to meet the goals and needs of the Reception Center. The King County site at the Regional Justice Center is currently fully utilized for county offenders with more expected growth filling the currently open space. The option to build a new Reception Center at a new site is the most cost effective solution.

Do Nothing

The "Do Nothing" alternative would require the WDOC to use and/or reopen older inefficient facilities. Either scenario will require expenditures of both capital and operating funds that would greatly exceed the cost of new construction.

2.6 Select an Alternative

Currently the least costly site is at Thurston County, however, there may be other contributing costs that may be revalued as the EIS is finalized. The final site selected will be completed when the EIS process is finished.

2.7 Scope and Project Description of Preferred Alternative

Introduction

The scope of the projects consists of new construction to create a 356,000 SF new, continuous building. The building will house, process, receive, and transfer offenders to and from other WDOC prisons for long term housing. The new building will meet current code for prison construction. The relationship of spaces will be done to create the most efficient and functional adjacencies to maximize the offender processing. The goal is to have offender assigned and moved to his permanent prison within 45 days. The different sites have been selected for locating the building. The individual sites are

2.7.1 General Building Design

described and discussed in the following sections.

Prison

The proposed new prison would be housed in single, contiguous building. The building would generally be divided along a main corridor with cell housing on one side and support areas on the other. The circulation, staff and public would be within the building footprint. Housing areas would generally be 2 stories in height and support areas would be a single story in height.

The building components will consist of the following:

- Secure exterior walls will generally be constructed of concrete panels. Windows will be limited in size and numbers to the segregation housing and Health services area.
- Non-secure exterior walls may be concrete or steel framing with windows sized for typical office functions.

The areas requiring separation from secure and non-secure activities would be accommodated by using secure walls and secure openings within this building footprint.

The housing areas would generally be positioned to be behind and away from the public access point. Access for offender incoming and outgoing traffic would be separated from public, staff and service vehicle access locations.

Grounds

The surrounding grounds would consist of parking, access roads, landscaping and open areas up to 300 ft from the building exterior. Fencing and gates at 12 ft high would surround the bus and service delivery yards. Fencing at 8 ft high would be located at the site perimeter property lines.

Utility enclosures for radio, emergency generator and electrical switch gear will be located within 50 ft of the prison and adjacent to service roads.

Service Building

The bus barn will locate on Bremerton and Thurston Co. sites. This is stand-alone, pre-engineered building for maintaining buses, trucks, autos, maintenance equipment needed for the prison operations and offender transportation.

2.7.2 Proposed Facility Components

- Reception/Transfer – Offender receiving and transfer processing area. The space consists of a series of spaces to segregate the new arrivals as well as the offenders being transferred between institutions within the WDOC Prison system. The spaces provide for the efficient processing of the new offenders to change out clothing, provide required intake information for WDOC system, and be assigned temporary housing within the facility. In addition, the space will be designed to process the offenders being transferred out to other

institutions.

- Medium Security Housing Units – Cell housing for offenders requiring Medium custody level. The 4 units of housing consists of 736 beds with space immediately adjacent for classification and evaluation of the offenders with additional space offender services for dining, healthcare and offender support as social and religious service activities. Small outdoor, enclosed exercise yards are provided immediately adjacent to the cells.
- Closed Custody - Cell housing for offenders requiring greater than Medium custody level. The 2 units of housing consists of 288 beds with space immediately adjacent for classification and evaluation of the offenders with additional space offender services for dining, healthcare and offender support as social and religious service activities.
- Segregation Unit - Cell housing for offenders requiring segregation custody level. These are beds for offenders who cannot be placed in the offender general population for behavioral or security risks with other offenders. The 1 unit of housing consists of 64 beds with space immediately adjacent consisting of small excise and showering areas. Dining takes place in the cells.
- Visitation – This is an open meeting space with tables and chairs for visiting with offenders with only 6 months remaining on the sentence. This offender group is not assigned to another prison and to have visiting opportunities available.
- Foodservice – Offender food prep and food storage area to provide 3 meals per day to the offenders. The food is prepared in a kitchen using an offender work force with custodial supervision. The food is placed on trays and into carts for movement to the housing units for distribution.
- Healthcare – Offender medical classification and medical service area. The offender's physical and dental health is evaluated with a series of exams and tests. Limited bed space is provided. If offender has a serious health issue, he will be moved immediately to the appropriate WDOC health facility for ongoing care.
- Mental Health – Offender mental classification and mental service area. The offender's mental health is evaluated with a series of exams and tests. Limited bed space is provided. If offender has a serious mental health issue, he will be moved immediately to the appropriate WDOC mental health facility for ongoing care.
- Interior Administration – Custody staff office and support area for managing day to day offender operations. These are typically office spaces with associated conference and admin work rooms.
- Control Stations – Custody staff area for managing offender, staff and public movement within the building with highly secure perimeters.
- Laundry – Offender and support services facility using laundry equipment for cleaning and refurbishing linens and clothing with offender work forces with custodial oversight. The laundry is distributed by the offender workforce within the facility.

In addition to the uses that are noted above that would be contained within the main building, other Reception Center-type uses would occur outside of the secure perimeter of the main building. These include the following:

- Warehouse – Receiving and storing foods and goods for offenders and staff. The offender temporary property storage and mail processing will occur in this space.
- Maintenance – Shops and equipment storage for maintaining the facilities' buildings and grounds.
- Custody Operations – Support area for custody operations required outside the secure perimeter such as locksmith, investigative and incident response unit areas and evidence storage
- Staff Support – Custody staff support areas such as staff lockers, training area and offices.
- Exterior Administration – Office areas for Superintendent, business office, support staff and records. These are typically office spaces with associated conference and admin work rooms
- Public Lobby – Area for receiving and screening visitors and volunteers
- Bus Barn – Service building for maintaining facility vehicles
- Surface Parking

2.8 Issue Identification

Introduction

The proposed facility will be designed to meet the legislative mandate for an efficient and serviceable building for processing and transferring WDOC offenders. The building and grounds will be located and sited to effectively serve the programmatic needs and Washington State building requirements.

The project will be designed and constructed to meet these requirements:

1. The Leadership and Energy and Environmental Design (LEED) requirements for Silver Certification as mandated by RCW70.235.020.
2. The building materials and systems will be high quality for long term, cost effective, maintenance and operation.
3. The site will be well drained and soil bearing for the construction and use by staff and public.
4. The facility will be designed to effectively manage offender population, staff work space and public access.
5. The facility will be designed to cost effectively service and maintain the building and grounds.
6. Sustainability is an important consideration in the development of the proposed Westside Prison Reception Center. The building will be designed to meet a LEED Silver standard. Strategies to implement sustainable practice

and features into the Reception Center include:

- Siting the building for optimal daylighting and energy factors;
- Site design that promotes using rain water and building runoff, rather than potable water for irrigation; incorporating low-flow fixtures into bathrooms, shower facilities and service areas to reduce the building's overall water use; and
- Utilizing sustainable materials to increase indoor air quality and thermal comfort, such as materials with recycled content; no VOC finishes, adhesives and sealants; glazing that minimizes solar heat gain.

For an in depth summary of the sustainable strategies, see Volume I, Appendix Section 9.3.

2.9 Implementation Approach

The project will be managed by the Department of Corrections through its Office of Administrative Services, Capitol Planning and Development Division. The Department will also manage the contracts for consulting and for the construction contractor. They will manage the project budget and schedule performance. An experienced DOC Project Manager has been assigned to the primary responsibility. Secondary responsibilities for environmental and I.T. management issues will be assigned by the DOC.

The Washington DOC has assembled a project team which draws from the experience of administration, custody classification, medical operations and maintenance personnel to provide input for the project programming, and design build team. The selected superintendent and the senior staff provide leadership and critical decision making.

2.10 Project Management

2.10.1 Management Organization

The DOC has been involved in Project Management with numerous successful correctional projects over the years. This knowledge and expertise will be brought to this project in terms of managing the bridging documents, selection of a qualified Design Build team and the follow-on Construction Administration needed to see the project through design and construction to Substantial Completion.

The WDOC and the owner's AE (architectural and engineering) design team will work closely with Operations Staff through the development of the bridging documents to ascertain the needs and requirements for a successful project.

2.10.2 Methods of Delivery

Washington State Department of Corrections will complete this work in a Design Build approach. Under this method, the design build team works under a single contract with project owner to provide design and construction services. This process has been historically proven to provide a cost effective cost of construction for this kind of detention project. The method provides a singular responsibility to account for the cost, schedule and performance by the design build team. The result is typically a faster delivery with development of innovative approaches while reducing risk for the owner.

For the selection for design build team, the owner will select and work with an AE team to complete bridging documents to be developed from the PreDesign program that will be issued a selected number of design build teams. After the design build proposals have been submitted including a final price for construction, the AE team for bridging documents and the owner will review the proposed design build proposals to insure that levels of quality/finish set forth are in keeping the project bridging documents.

The winning design build team is selected based a series of point values assign by the owner's selection criteria for design, design builder's delivery management and final price. The contractor's performance is guaranteed by a performance surety bond. Completion of the project on time is enforced with a liquidated damages clause in the contract.

2.10.3 Schedule

Phase	Start	Finish
Pre-Design	10/2010	10/2011
EIS		
Site Selection	10/2010	06/2011
Draft and Final Document	06/2011	02/2012
Land Use & Environmental Permits	02/2012	12/2012
Governor's Budget Request	01/2012	
Budget Approval for Construction		07/2013
Land Acquisition	02/2012	
Off Site Design by Others	02/2012	05/2013
Off Site Construction by Others	07/2013	05/2014

RFP Prep for Design Build	06/2011	12/2012
Design Build Selection Process	07/2013	12/2013
Design and Construction	12/2013	02/2016
Substantial Completion		01/2016
Project Closeout		02/2016
Operational Set up	12/2015	03/2016

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- 3.1 Assumptions
- 3.2 Project Space Summary
- 3.3 Space Needs Assessment
- 3.4 Space Requirements/Operational Program Sheets
 - 3.4.1 Reception/Transfer/Release Operational Program
 - 3.4.2 Exterior Administration Operational Program
 - 3.4.3 Staff Support Operational Program
 - 3.4.4 Interior Administration Operational Program
 - 3.4.5 Control Stations Operational Program
 - 3.4.6 Custody and Operations Operational Program
 - 3.4.7 Public Spaces (Lobby/Visiting) Operational Program
 - 3.4.8 Medium Security Housing Operational Program
 - 3.4.9 Close Custody Housing Operational Program
 - 3.4.10 Segregation Housing Operational Program
 - 3.4.11 Healthcare Operational Program
 - 3.4.12 Mental Health Operational Program
 - 3.4.13 Food Service Operational Program
 - 3.4.14 Laundry Operational Program
 - 3.4.15 Warehouse/Maintenance Operational Program
 - 3.4.16 Transportation Operational Program
- 3.5 Future Requirements
- 3.6 Existing Facilities Inventory
- 3.7 Code, Regulations, and Jurisdictional Requirements

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3.1 Assumptions

Vision Statement

The mission of the new Westside Prison Reception Center will be to house, admit, process, assess, and classify all newly committed males, with the exception of death sentences, who have been sentenced to the custody of the Department of Corrections. This facility will assume the reception functions currently provided at the Washington Corrections Center. Further, this new facility's mission is to accommodate appropriate staff, space, and other functional requirements to support a consolidated reception process that most efficiently and effectively assesses the risk and needs of each offender, including educational level, substance abuse history, and intelligence level, and mental, physical and dental health. The facility will adhere to the standards of the American Correctional Association.

Most offenders will be housed at this facility on a short-term basis, with none anticipated to serve more than 6 months at this facility. Therefore, a limited number of other program opportunities will be provided, including religious services, recreation, education, and self help counseling. Offender support functions and infrastructure will also be limited. The food service requirements of the facility will be limited to a re-therm kitchen and food distribution to housing dayrooms. Laundry will be on site.

The design of the facility should recognize the need for future expandability

Further objectives for the facility are described below.

The underlying philosophy of the mission of the Westside Prison Reception Center is that REENTRY BEGINS AT RECEPTION. As almost all offenders admitted to the custody of the Department of Corrections are expected to be released at some point in the future, planning for successful Reentry begins during the reception process. By assessing the risk of re-offending at the beginning of each offender's sentence, a plan for enhancing the skills, attitudes and abilities necessary to meet his needs and thus reduce these risks can be developed and implemented, to the extent possible, during his prison stay.

Mission Statement

The mission of the Westside Prison Reception Center is:

- Serve as a reception center for males for the entire State.
- Process new admissions, readmissions, violators, and youthful offender categories of offenders.
- Process and hold offenders in-transit
- Assess/classify/assign adult male offenders.
- Hold offenders awaiting transfer to correctional facilities after completing the reception function.
- Provide safe, secure, appropriate housing and services for incoming offenders.
- House offenders with 0-6 month sentences.
- Conduct release planning for short and long term offenders.
- Increase successful re-entry into society.
- Provide offender transfer and transport to a permanent facility.
- Supervise and manage offender releases.

The following list describes the operational goals for this facility:

- Process offenders as efficiently as possible using LEAN principles that identify and eliminate waste from processing, where appropriate.
- Reduce the number of days required for admission processing and housing at the Reception Center in order to conserve valuable reception resources.
- Control and supervise offenders.
- Provide appropriate security and housing based on the various custody classifications of offenders assigned here.
- Be staff and cost efficient in all areas.
- Provide the most innovative and effective reception process possible.
- Use technology to enhance efficient and secure operations.
- Minimize negative behaviors.
- Provide a safe and appealing work environment for staff.

The following list describes the design goals:

- Design and construct an innovative and effective facility that supports the reception process.
- Provide a safe, secure, and healthy environment for staff, offenders, and visitors.
- Build and operate in a sustainable manner. Consider factors beyond Leadership in Energy & Environmental Design (LEED) building standards for

long-term energy efficiency.

- Provide an efficient flow for all operational areas including transportation, reception, assessment, triage, and housing.
- Locate and design the facility to support technology for the future, but only as a way to reduce workload, create efficiency, and support staff and operations.
- Minimize off-unit movement.
- Create a physical plant that aids in staff development and retention.

The Westside Prison Reception Center's mission as the reception center for all male offenders entering the custody of the Department of Corrections is crucial to the safety and security of the system as a whole. It is here that an initial assessment of risk and need is determined. This assessment establishes not only factors that may affect each offender's risk of reoffending, but also classifies each offender into one of five custody levels. This security classification defines the amount of supervision required to manage each offender based on a number of factors including the nature of his current sentence, length of stay, criminal history, history of violence, and medical and treatment risk and need levels. The Receiving process thus includes many tasks that must be completed in order to collect important and appropriate information from which staff can make an informed and objective decision regarding classification and permanent assignment.

Offender Categories, Length of Stay, & Housing Placement

Below is a summary of the types of offenders who will be housed in the facility:

Category	Length of Stay	Housing
New State Offenders: Offenders coming from County jails	average of 50 days or less	mostly in Medium, some in Close Custody, occasionally in Segregation
In-transit Offenders: being transferred from one State facility to another	1 - 7 days	mostly in Medium, some in Close, occasionally in Segregation
Offenders with short sentences	up to 6 months	mostly in Medium, some in Close, occasionally in Segregation
Parole and probation violators	up to 6 months	mostly in Medium, some in Close, occasionally in Segregation

Housing will be provided as follows:

Inmate Category	Type of Supervision	Type of Cell	Number per Pod		No. of			Normal Operating Capacity [1]		
			Cells	Beds	Pods	Pods/Unit	Units	Per Pod	Per Unit	Total
Close	Indirect	Single	16	16	6	3	2	48	144	288
		2-Person	16	32						
Medium [1]	Direct	Single	4	4	8	2	4	92	184	736
		2-Person	44	88						
Subtotal excluding Segregation					14		6			1,024
Segregation	Indirect	Single	16	16	4	4	1	16	64	64
Total including Segregation					18		7			1,088

[1] Note that the Medium Security Pods will each contain 44 two-person cells and 4 single cells, accommodating 92 offenders. The single cells are the same size as the two-person cells, and can be double-bunked during peak occupancies. This will foster manageability, security, and control by staff, and it will facilitate accommodating peaks.

3.2 Project Space Summary

The new proposed Westside Prison Reception Center would consist of nine major program elements. Table 2.4.1 provides an approximate floor area and percentage breakdown of each program element; a brief description of each program element within the main building follows. Table 2.4.1

Table 2.4.1

Architectural and Operational Program Summary

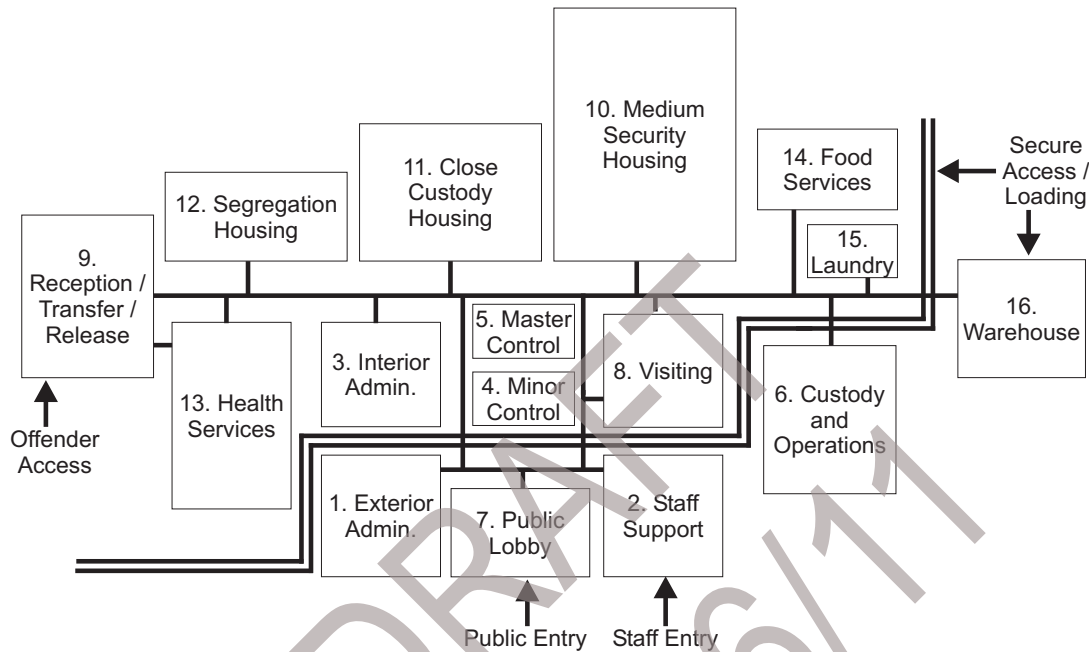
Program Component	Net Square Feet	Efficiency Factor	Gross Square Feet
Exterior Administration	5,700	1.4	7,980
Staff Support	5,690	1.4	7,966
Interior Administration	3,440	1.4	4,816
Control Stations	1,570	1.3	2,041
Custody and Operations	4,050	1.4	5,670
Public Spaces (Lobby/Visiting)	4,660	1.4	6,524
Reception/Transfer/Release	9,330	1.5	13,995
Housing			
Medium Security (4 Units = 736 Beds)	79,940	1.68	134,299
Close Custody (2 Units = 288 Beds)	35,450	1.68	59,556
Segregation (1 Unit = 64 Beds)	8,445	1.68	14,188
Health Services			
Healthcare	13,298	1.45	19,282
Mental Health	5,423	1.45	7,863
Support Services & Infrastructure			
Food Services	9,340	1.25	11,675
Laundry	4,550	1.25	5,688
Warehouse/Maintenance	13,284	1.20	15,940

Total Gross Square Feet			317,482
Overall Efficiency Factor			1.11
Total for Reception Center			352,405
Bus Barn	13,200	1.10	14,520
Total for Facility			366,925

[1] Note that the Medium Security Pods will each contain 44 two-person cells and 4 single cells, accommodating 92 offenders. The single cells are the same size as the two-person cells, and can be double-bunked during peak occupancies. This will foster manageability, security, and control by staff, and it will facilitate accommodating peaks.

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Complete Facility Overview with Secure Perimeter



NOTE: Spaces not to scale.

Key:

- | | |
|----------------------------|-----------------------------------|
| 1. Exterior Administration | 9. Reception / Transfer / Release |
| 2. Staff Support | 10. Medium Security Housing |
| 3. Interior Administration | 11. Close Security Housing |
| 4. Minor Control | 12. Segregation Housing |
| 5. Master Control | 13. Health Services |
| 6. Custody and Operations | 14. Food Services |
| 7. Public Lobby | 15. Laundry |
| 8. Visiting | 16. Warehouse |

3.3 Space Needs Assessment

Operational Program Organization

This Operational and Architectural Program clarifies the operational and space requirements for the new Westside Prison Reception Center. The report is organized by functional components of the facility. There is one section for each of the components previously listed. For each component, a description of the intended operations is provided, including:

- Operational Program
- Safety, Security, Operational and Design Objectives
- Function and Activities
- Hours of Operation
- Number of Offenders by Category
- Numbers of Staff by Position and Shift

The staffing projection has been developed based on relief factors provided by the Washington Department of Corrections. The relief factor is defined as the number of staff person(s) required to cover a post or position and includes a factor for time away from work assignment for training, vacation, sick, military and other leave. The WDOC's relief factor is 1.73 persons for each 8 hour shift, 7 days per week. Thus a post that is manned 7 days a week, 24 hours a day (or all 3 shifts) is a relief factor of 5.16. A post that is manned only 5 days, 8 hours a day (one shift) is 1.23 with relief. Posts that do not require relief or coverage if the staff person is away from work do not require a relief factor.

The Program also defines the proposed shifts at the Western Washington Reception Center:

- 1st Shift: 08:50 p.m. to 05:20 a.m.
- 2nd Shift: 05:10 a.m. to 01:10 p.m.
- 3rd Shift: 01:00 p.m. to 09:00 p.m.
- Other Users, if any
- Additional Information
- Space List
- Adjacency Diagrams – An illustration of the spatial relationships among the spaces within each component and the flow of activities and functions within and outside the component.
- Room Data Sheets - Describe each space on the component's space list as to major furniture and equipment, enclosure, walls, doors, visibility, windows,

floors, security and communications, lighting, power, plumbing, and heating, ventilation, and/or air conditioning. See Volume II, for Room Data Sheets.

Programming Definitions

The following terms will be used throughout the document in the Space Lists:

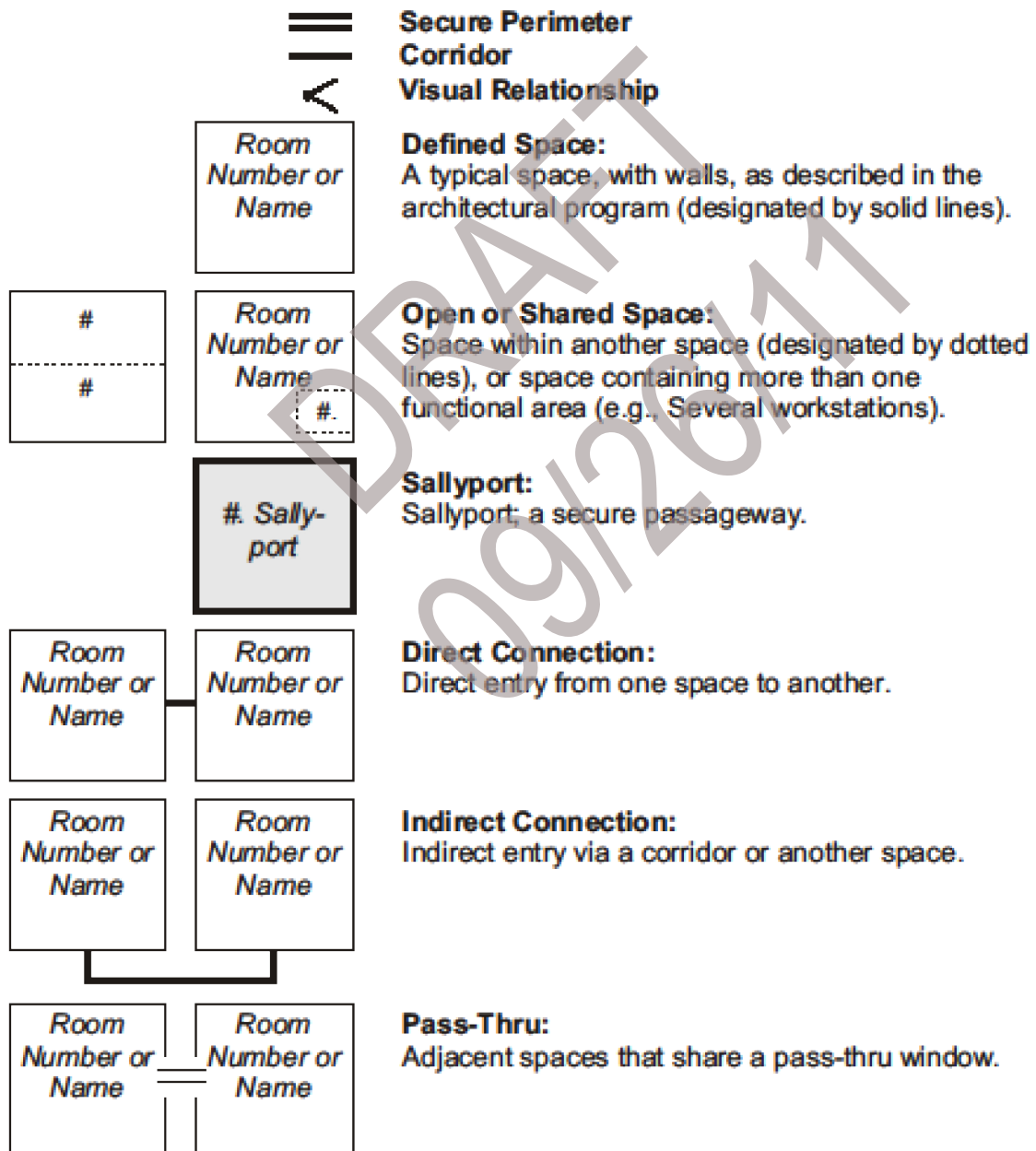
- **NSF (Net Square Feet):** The total usable area for a space and/or a component, excluding walls, corridors, chases, equipment areas, etc.
- **Efficiency Factor:** A factor applied to the NSF of a spatial component to account for walls, corridors, plumbing chases, and so forth. Efficiency factors vary according to the type of component, with some components more efficient than others (i.e., a Warehouse is more efficient than Administration as it has fewer walls and corridors). The more efficient an area, the lower its efficiency factor.
- **GSF (Gross Square Feet):** Includes all the usable and unusable areas within a component. It is achieved by multiplying the NSF by a component's given Efficiency Factor.
- **Overall Efficiency Factor:** A second Efficiency Factor applied to the GSF for all components in a facility to account for inter-component circulation.

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Adjacency Diagram Legend

Each Adjacency Diagram focuses on a specific component of the architectural program. They are not meant to represent floor plans or layouts, but only to illustrate important relationships among spaces.

Every Space is identified with a number and its name. When the name of a space is too large to be shown in the diagram, spaces are identified in the Key found on each adjacency diagram. Additionally, the diagrams use the symbols below as shown.



3.4 Space Requirements/Operational Program Sheets

3.4.1 Reception / Transfer / Release

Reception tasks are displayed in the table below. Times shown on the following table are approximations of the actual time required to complete each task. Tasks and activities are not necessary in consecutive order. Staff that will manage each task are assumed to be security staff except as indicated.

Task	Activity	Location
1	Initial ID	Pre-receiving
2	Unshackle/ Move to Dirty Holding Area	Pre-receiving
3	Initial Orientation/Rules/ Expectations	Pre-receiving
4	Strip Search, Shower, Tattoo Documentation	Pre-receiving
5	Clothing Issue/Measurement	Pre-receiving
Task	Activity	Location
6	Relocate to Holding Area	Pre-receiving
7	Intake Process Fingerprint Photo Self Reporting Form Next of Kin and Visitors Form	Receiving
8	View Video and Orientation Presentations Hazardous Materials (Safety Officer) Infectious Diseases Firearm Crime Enforcement (FACE) PREA TOP – Transitional Offender Program Violence Prevention Program	Receiving

9	Complete Forms Religious Diet Native American Questionnaire Notification of Tribe	Receiving
10	Receive Handouts Social Security-What Prisoners Need to Know DOC Guide for Friends and Family Child Support, Big Brothers/Sisters, Diversity, Partners in Parenting, Regimented Exercises, Parent/ Teacher Conference, LFO Pamphlet	Receiving
11	Sign Documentation of Receipt of Materials	Receiving
12	Initial Physical Health Screening Medical Screening questionnaire (Nurse) Vitals (Nurse)	Medical/Receiving
13	Physical Exam (Physician)	Medical
14	Laboratory/Blood Draw (Nurse - as needed)	Medical
15	Follow Up Physical Exam (Physician - as needed)	Medical
16	Sex Offender Screening (Mental Health Professional)	Mental Health/Receiving
17	Chemical Dependency Screening (Mental Health Professional) Release Form Screening Form	Mental Health/Receiving
Task	Activity	Location
18	Initial Mental Health Screening (Mental Health Professional)	Mental Health/Receiving
19	Mental Health Assessment (as necessary- Psychologist)	Mental Health
20	Orientation	Orientation/Staging
21	Housing Assignment	Orientation/Staging

22	Asbestos Awareness Training (Counselor)	Housing Unit
23	Housing Voucher Program (Counselor)	Housing Unit
24	Educational Testing (Educational Staff)	Housing Unit
25	Classification Interview (Counselor/ Classification Officer) -Completion of Paperwork (County of Origin, Half Time, Hardship Placement, Evaluation of Point System, Initial Classification) (Counselor/Classification Officer)	Housing Unit
26	Permanent Institutional Assignment	Housing Unit
27	Transfer	

Purpose	<ol style="list-style-type: none"> 1 The Reception area acts as the point of entry for the facility. All offenders will enter through this point; however, immediately upon entry offenders will be separated as follows: <ol style="list-style-type: none"> a) New Admissions b) Offenders being transferred between State prisons (In Transits) c) Violators d) Designated Offender Management Concerns 2 Segregated secure holding areas with maximum visual supervision will be provided to facilitate this separation. 3 To provide sight and sound separation from adults, Offender Management Concerns will be processed in a designated, separate area. 4 This area will accommodate initial medical/mental health screening, housing assignments and initial orientation. All activities prior to assignment and movement to the housing units will occur here immediately upon entry. 5 This area will also accommodate transfer and release functions. In transit offenders will be processed in the Transfer area.
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CLASSIFICATION FLOW

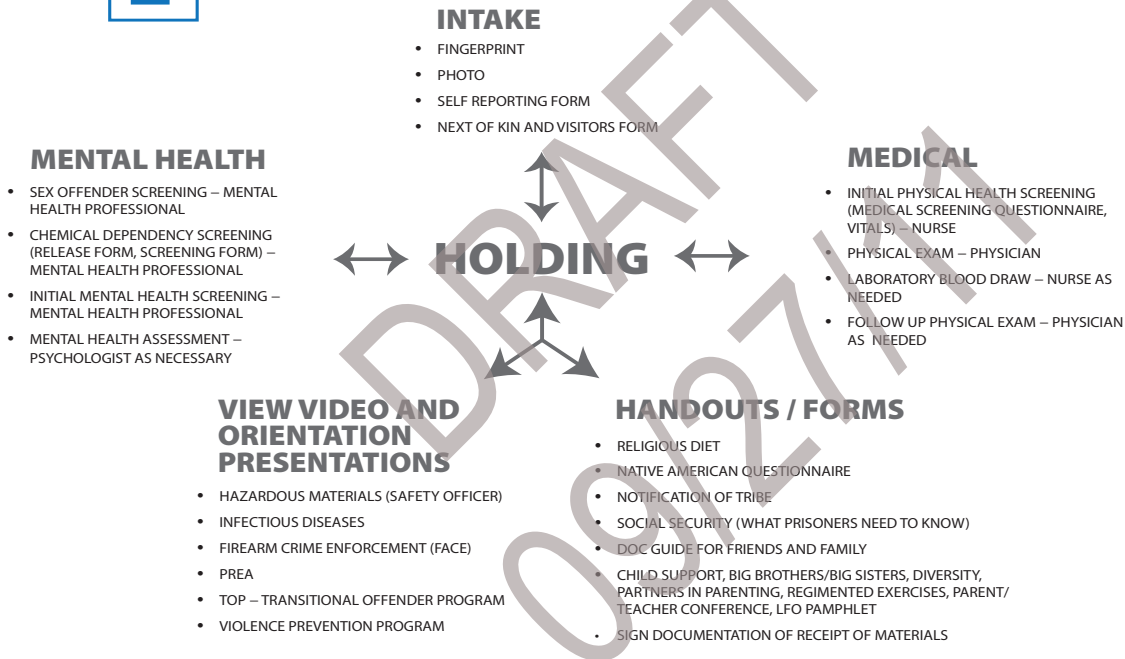
1

PRE-RECEIVING

- INITIAL I.D.
- UNSHACKLE / MOVE TO HOLDING AREA
- INITIAL ORIENTATION / RULES / EXPECTATIONS
- STRIP SEARCH / SHOWER / TATTOO DOCUMENTATION
- CLOTHING ISSUE / MEASUREMENT
- RELOCATE TO HOLDING AREA

2

RECEIVING



3

ORIENTATION / STAGING / HOUSING ASSIGNMENT

4

HOUSING

- ASBESTOS AWARENESS TRAINING (COUNSELOR)
- HOUSING VOUCHER PROGRAM (COUNSELOR)
- EDUCATIONAL TESTING (EDUCATIONAL STAFF)
- CLASSIFICATION INTERVIEW

5

INSTITUTIONAL ASSIGNMENT

- TRANSFER

ROSSER

Safety, Security,
Operational
& Design
Objectives

Operational Objectives

- 1 Provide a safe and secure reception function, including the separation of various offender groups, such as rival gang members, those being transferred, violators, and Offender Management Concerns.
- 2 Obtain necessary information on incoming offenders.
- 3 Collect incoming property (primarily for those being transferred; new admissions will arrive without property). Inventory offenders' property and prepare for storage. Search and remove personal and contraband property.
- 4 Conduct initial risk assessments/screening; separate offenders by category, as necessary, for their protection and for the security of staff and other offenders.
- 5 Control and manage movement and activities within the area.
- 6 Conduct sensitive and confidential medical and mental health screenings and protective custody screenings.
- 7 Minimize assaults and other acting out and self-destructive behaviors.
- 8 Ensure accurate identification of offenders using records and body marks. Record all tattoos and other body marks.
- 9 Make initial housing assignments (Re-entry Manager makes initial assignment, which is then verified by Intake Officers).
- 10 Properly identify and validate other correctional staff/law enforcement personnel assigned to transport offenders.

Design Objectives

- 1 Accommodate up to 6 buses in a secure area (separate from Vehicular Staging area).
- 2 Accommodate up to 3 buses or 2 buses and 2 vans or cars in a secure, covered Vehicular Staging area.
- 3 Provide sufficient space to receive and process large numbers of offenders at one time (3 groups, each up to 40) and to facilitate the holding of the offenders in smaller groups and individually within the unit prior to assignment. (Initial housing assignment, including the Medical and Segregation Units, as required.)
- 4 Provide space for offender fingerprints.
- 5 Provide staff workstations for sensitive, confidential screenings, in acoustical privacy, while allowing visual surveillance within the entire component (including both medical and mental health).

- | | |
|--|---|
| | <ol style="list-style-type: none"> 6 Provide visual supervision from the Supervisor's Office and all other staff posts. 7 Provide for highly secure, controlled entrances and exits for offenders. 8 Provide accessibility for the physically disabled. 9 Provide for offender marking documentation. 10 Provide separate areas for In Transit Receiving and Transfer. 11 Provide designated Offender Management Concerns processing area, as well as release area. 12 Provide adequate space for clothing change and issue, strip searches, de-lousing, and showers. These functions should be arranged so that they can be visually supervised by staff while providing offenders with a modicum of privacy. 13 Provide for the inventory of offenders' property and adequate space for its storage and retrieval for in transit and change bag. 14 Provide for weather protection for loading and unloading offenders in Vehicular Staging. 15 Provide adequate space for offender clothing measurements. 16 Provide for the supervision of food transfer to the buses in the Vehicular Staging area (sack lunches). 17 Provide for the storage of staff supplies and recordkeeping equipment. 18 Provide multi-classroom settings for initial orientation. 19 Separate the intake function from the release and transfer functions. |
|--|---|

<p>Functions & Activities</p>	<p><u>PRISONERS</u></p> <p><u>Receiving</u></p> <p><u>New and Readmissions</u></p> <ol style="list-style-type: none"> 1 Fill out forms for emergency telephone contacts and religious preference. 2 Have body markings, including tattoos, observed and recorded by staff. 3 Receive clothing issue, measure for uniform sizing. 4 Participate in medical and mental health screening interviews. 5 Participate in ID, photo, and fingerprint documentation. 6 Get admissions kit. 7 Receive brief orientation package/rules of Facility. <p><u>In Transits</u></p> <ol style="list-style-type: none"> 1 Move into receiving area from bus; separate by offender category, including separating Offender Management Concerns from all others, and separating new admissions, violators, and in-transits from one another. 2 Bring in acceptable property (currently limited to wedding ring and paperwork). 3 Wait to be unchained (remove waist and leg restraint, then kept in underwear). 4 Shower/de-lice. 5 Receive clothing issue. 6 Receive housing unit assignment. 7 Move to Housing Unit, escorted, in groups. 8 Escort IMUs directly to Housing Unit. <p><u>Offender Management Concerns</u></p> <ol style="list-style-type: none"> 1 Transfer into the Holding Area. 2 Interviewed by staff, as necessary. 3 Relocate to juvenile facility by Transport Officer.
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Transfer

- 1 On the night prior to transfer, pack personal items in cell, under supervision, and move packages to Receiving, Transfer and Release area.
- 2 Wake at 4:00 am, be escorted to Processing Building. (Segregation offenders are chained prior to movement).
- 3 Feed breakfast in Transfer Area. Submit to strip search, exchange uniform, dress in orange coveralls.
- 4 Move into assigned group (up to 40 offenders per group).
- 5 Move into buses in Vehicular Staging area.
- 6 Eat sack lunch on bus.

Release

- 1 Move to Receiving, Transfer and Release area from Housing when ordered.
- 2 Review inventory of property, sign for property, and receive property.
- 3 Return all issued property/clothing.
- 4 Change clothes.
- 5 Move with officer escort.
- 6 Proceed to Public Lobby for release to family or return to County of conviction.
- 7 Sign release documents.

STAFF

Receiving for New Admits/Readmits

- 1 Search incoming buses.
- 2 Escort offenders off buses and into Receiving/Reception area.
- 3 Divide offenders into manageable groups and isolate specific individuals, as necessary. With sight and sound separation from adults, process Offender Management Concerns first.
- 4 Receive, inventory, and package offenders' property for storage. Note that "new" offenders will have limited amount of property, but those In Transit will have property that they are taking from one prison to another.
- 5 Escort offenders to shower and supervise shower and change of clothing.
- 6 Observe and record body markings, including scars and tattoos.
- 7 Review court documents, sentencing data, transfer orders, etc., to ensure lawful receipt of offenders.
- 8 Interview each incoming offender and conduct initial screenings.

- 9 Enter information on computers and, for the near future, in files.
- 10 Conduct medical and, separately, mental health screenings.
- 11 Measure offenders for uniform sizing.
- 12 Photo and fingerprint offenders.
- 13 Make initial housing assignments.
- 14 Issue offender handbooks (multiple languages). Conduct initial orientation (additional orientation will take place in housing units).
- 15 Assign offenders to housing unit.
- 16 Call for housing officers to escort groups to housing units or escort groups by assignment.
- 17 Chain offenders designated for placement in Segregation and escort them to their unit.

In Transit Transfers

- 1 Compile offender transfer packet which includes:
 - ID, photo
 - central file
 - medical file
 - court order
 - location of destination
 - records authorization
 - other O.B.T.S. records
- 2 Retrieve, inventory, and release property to offenders.
- 3 Screen for contraband.
- 4 Prepare transfer lists and proper paperwork.
- 5 Search all incoming and outgoing buses.
- 6 Divide offenders into proper group for transfer (up to 3 groups, 40 offenders per group).
- 7 Strip search offenders.
- 8 Chain offenders prior to movement to vehicular sallyport.
- 9 Screen and identify offenders to be transferred.
- 10 Escort offenders, with their property, onto buses. Load property into storage bins.
- 11 Transport Officers receive weapons.
- 12 Transport Officers ride on bus.

Release

- 1 Prepare release paperwork one day prior to release.
- 2 ID and screen offender and paperwork to ensure proper release.
- 3 Retrieve offender property and return to offenders.
- 4 Receive uniforms back from offenders.

	Response and movement staff escorts offenders to entrance/exit lobby or escort offenders to Vehicular Staging area adjacent to Receiving, for transport to a bus station.
--	---

Hours of Operation for this Component	Mon	4 am to 6 pm
	Tues	4 am to 6 pm
	Wed	4 am to 6 pm
	Thurs	4 am to 6 pm
	Fri	4 am to 6 pm
	Sat	Closed. Emergencies and releases only.
	Sun	Closed. Emergencies and releases only.

Numbers of Offenders by Category	Offender Category	Total #	At same time
	New offenders, Violators, Offender Management Concerns, and state offenders transferring between DOC facilities		

Numbers of Staff by Position & Shift	Position	Number of Staff at one time		Total including Relief	
		1 st Shift	2 nd Shift	3 rd Shift	
	Receiving Sergeant		1		1.23
	Receiving Correctional Officer	1	2		3.69
	Correctional Records Staff		2		2.
	Correctional Lieutenant		1		1.73
	Re-entry Specialist		2		2
	Total:	1	8		10.65
Other Users, if any: Categories, number	Category	Total #		At same time	
	Immigration (ICE)	2		2	
	IIU	2		2	
Additional Information:					

**Reception/Transfer/Release
Architectural Program Space List**

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
Reception / Receiving					
Pre-Receiving					
x.1	Vehicular Parking	1	(6,000)	(6,000)	1
x.2	Vehicular Sallyport	1	(3,000)	(3,000)	2
x.3	Offender Entrance / ID / Safety Vestibule	1	300	300	3
x.4	Workstation, Officers	1	60	60	4
x.5	Pre-Processing Holding Area	3	400	1,200	5
x.6	Holding Cell (High Risk, Individual)	8	60	480	6
x.7	Clothing Disposal	1	40	40	7
x.8	Shower / Strip Search	6	70	420	8
x.9	Clothing Issue	2	80	160	9
x.10	Property Storage	1	1000	1000	10
Receiving					
x.11	Open Waiting	1	400	400	11
x.12	Offender Toilet	1	50	50	12
x.13	Holding Area	1	400	400	13
x.14	Holding Cell	4	60	240	14
x.15	Intake Counter	4	60	240	15
x.16	Fingerprint / Photo ID	2	60	120	16
x.17	General Storage	1	100	100	17
x.18	Interview Room	5	80	400	18
x.19	Medical Exam Room	3	110	330	19
x.20	Record Storage	1	150	150	20
x.21	Record Clerks Workstation	2	80	160	21
x.22	Office, Receiving Sgt.	1	120	120	22
x.23	Office, Reentry Program Manager	2	100	200	23

x.24	Clerical Workstation	2	60	120	24
x.25	Office, ICE	1	160	160	25
x.26	Staff Toilet	2	45	90	26
x.27	Janitor's Closet	1	50	50	27
Orientation / Staging					
x.28	Holding Area / Orientation	1	400	400	28
x.29	Management Holding	1	180	180	28
In-Transit Receiving / Transfer					
x.30	Office, Transportation	1	200	200	29
x.31	Holding Area	2	400	800	30
x.32	Holding Cell	3	60	180	31
x.33	Interview Room	1	80	80	32
Isolated Processing					
x.34	Holding Cell	2	60	120	6
x.35	Interview / Office	1	100	100	
Release					
x.36	Release Processing Station	1	100	100	33
x.37	Clean Waiting	1	100	100	34
x.38	Changing Room	1	80	80	35
Subtotal for Reception / Transfer / Release				9,330	
Efficiency Factor				1.5	
Total Enclosed Gross Square Feet				13,995	

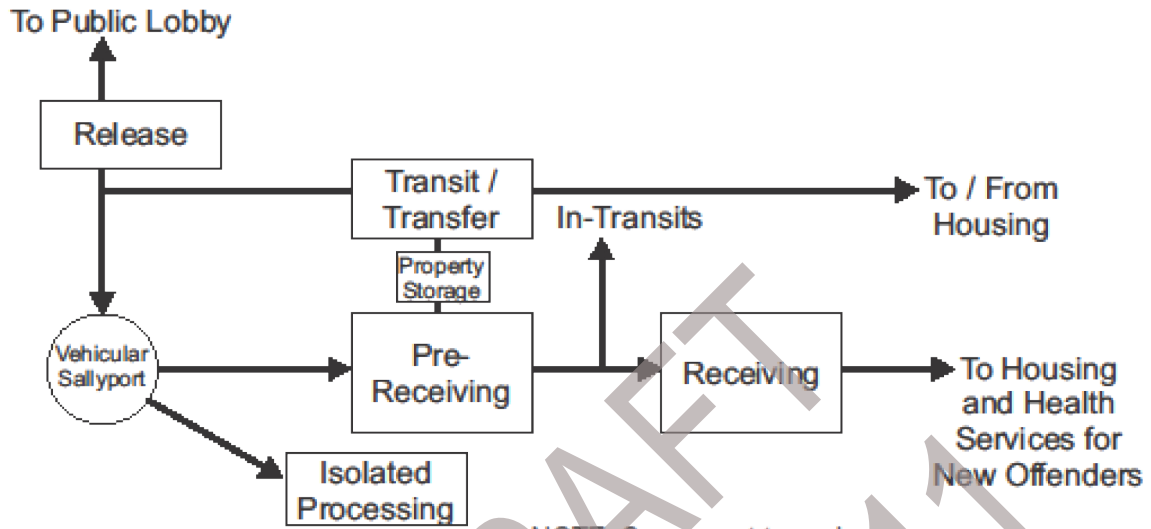
Notes

1. Secure Parking area to accommodate up to 6 buses. Adjacent to Vehicular Staging.
2. Subdivided into two secured zones: one for parking and the other as a one-way driveway. Accommodates 3 buses, 2 vans, 4 cars; covered, with wall-mounted gun lockers and intercom/CCTV. Doors operated by master control.
3. Accommodates 20 persons (10 sf per user). Bench for offender seating with cuff bar. Includes stainless steel combo fixture with 3 ft privacy wall. Adjacent to Property Storage.
4. Adjacent to Offender Entrance. Supports offender verification process.

5. Accommodates 30 offenders (20 sf per offender). Glazed front and sides. Intercom to Intake Counter. Includes stainless steel combo fixture with 3 ft privacy wall.
6. All wet cells, with stainless steel combo fixtures. Glazed cell front, with cuff slot.
7. Open area for storage of soiled offender uniforms (in bins).
8. Water controlled by officer or timer. One stall ADA accessible. Include body scanning equipment.
9. Two areas for 5 offenders each of 20 sf per offender, shared clothing issue; shelving and storage between dressing areas. Offender measurements taken here.
10. Secured storage with laundry-type automated hanging rack system, lockable cabinets for valuables, adjustable shelving for bulky items; computer terminal/workstation, pass-through windows to dress out areas; mostly for in-transits and those with short-sentences, as new offenders will have limited amount of property. Will require two wickets and located directly off the Vehicular Sallyport. Designated area to serve as after-hours property storage intake.
11. Supervised by Intake Counter/Receiving Sergeant.
12. Restricted access. To be near Open Waiting space.
13. Identical configuration to Pre-Processing Holding Area. Provide video programming capability.
14. Identical configuration to Holding Cell (High Risk, Individual).
15. Four (4) subdivided, raised workstations with computer terminals. Officer sits, offender stands. Adjacent to Records area. Requires cabinet storage capability.
16. Computer terminal and appropriate lighting. Adjacent to Records
17. Miscellaneous storage with 1 wall of adjustable shelving.
18. Acoustically private; good visibility; computer terminal; office furniture. Multipurpose use.
19. Acoustical privacy, computer terminal, examination table, cabinetry and workstation with sink.
20. Highly transitory record movement. Lockable, with adjustable metal shelving.
21. Support staff, open workstations located adjacent to "Record Storage."
22. Private office with traditional office furniture, with computer terminal and telephone capability.
23. Private offices with traditional office furniture, with computer terminal and telephone capability.
24. Open workstations with computer terminals to support general reception function.

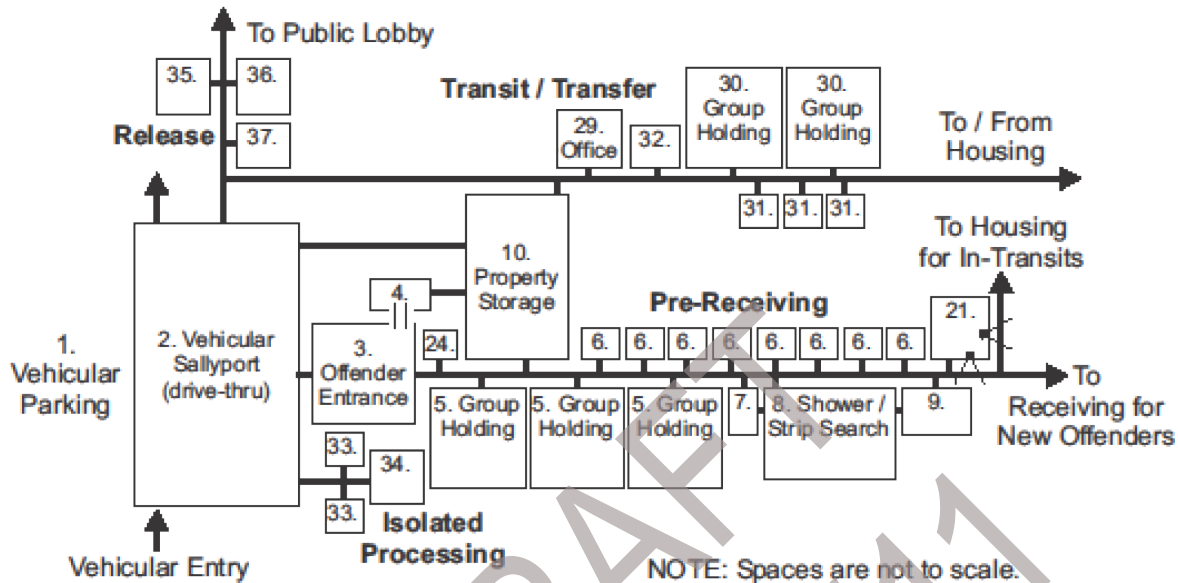
25. Accommodates two officers; computer terminals and acoustical privacy required.
26. Adjacent to work counter; male/female, with toilet and sink; handicapped accessible.
27. Utility sink, mop rack, ventilation.
28. Secured; with toilet.
29. Sized for 3; locate adjacent to Property Storage.
30. Serves as overflow to general reception holding for special circumstances; configured identical to "Pre-Processing Holding Area."
31. Wet cell with stainless steel combo fixture; overflow function; configured identical to "Holding Cell (High Risk, Individual)."
32. Additional capacity to general reception area. Configured identical to "Interview Room."
33. Designated workstation with computer terminal. Accommodates 1 staff and 1 offender.
34. Secured seating area with limited bench seating, handicap accessible stainless steel combo fixture, cuff port; adjacent to "Release Processing Station."
35. With Bench.

Reception/Transfer/Release - Overview Adjacency Diagram



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Reception/Transfer/Release – Pre-Receiving Adjacency Diagram



Key:

Pre-Receiving (spaces in *italics* shown on Receiving diagram)

- 1. Vehicular Parking (exterior)
- 2. Vehicular Sallyport
- 3. Offender Entrance / ID / Safety Vestibule
- 4. Workstation, Officers
- 5. Pre-Processing Group Holding
- 6. Holding Cell (High Risk, Individual)
- 7. Clothing Disposal
- 8. Shower / Strip Search
- 9. Clothing Issue
- 10. Property Storage

Receiving

- 11. Open Waiting
- 12. Group Holding
- 13. Holding Cell
- 14. Intake Counter
- 15. Fingerprint / Photo ID
- 16. General Storage
- 17. Interview Room (mental health)
- 18. Medical Exam Room
- 19. Record Storage
- 20. Record Clerks Workstation

- 21. Office, Receiving Sgt.
- 22. Office, Reentry Program Manager
- 23. Clerical Workstation
- 24. Office, ICE
- 25. Staff Toilet
- 26. Janitor's Closet

Orientation / Staging

- 27. Holding Area / Orientation
- 28. Management Holding

In-Transit Receiving / Transfer

- 29. Office, Transportation
- 30. Group Holding
- 31. Holding Cell
- 32. Interview Room

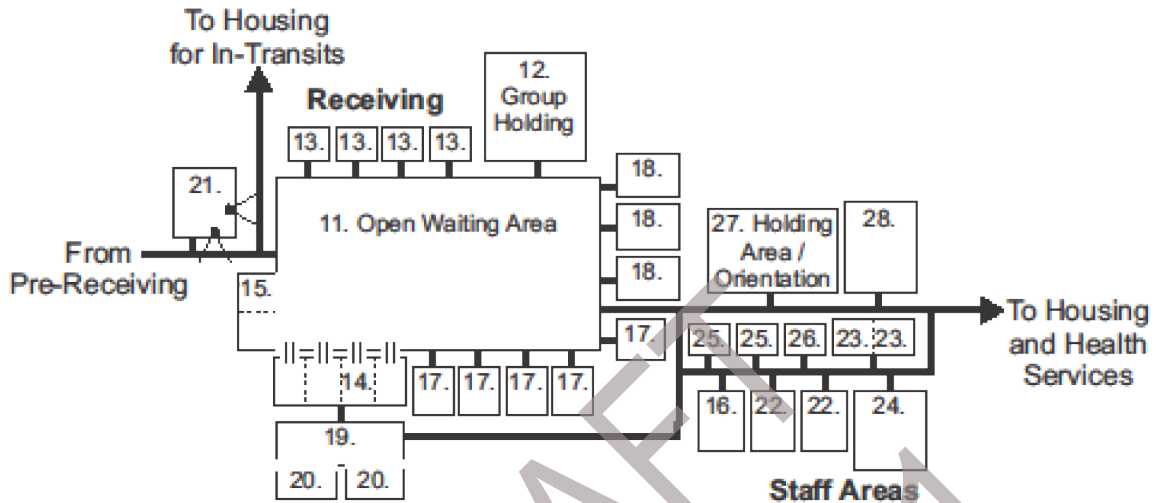
Isolated Processing

- 33. Holding Cell
- 34. Interview / Office

Release

- 35. Release Processing Station
- 36. Clean Waiting
- 37. Changing Room

Reception/Transfer/Release –Receiving Adjacency Diagram



NOTE: Spaces are not to scale.

Key:

- | | |
|---|---|
| <p>Pre-Receiving (spaces in <i>italics</i> shown on Pre-Receiving diagram)</p> <ul style="list-style-type: none"> 1. Vehicular Parking (exterior) 2. Vehicular Sallyport 3. Offender Entrance / ID / Safety Vestibule 4. Workstation, Officers 5. Pre-Processing Group Holding 6. Holding Cell (High Risk, Individual) 7. Clothing Disposal 8. Shower / Strip Search 9. Clothing Issue 10. Property Storage <p>Receiving</p> <ul style="list-style-type: none"> 11. Open Waiting 12. Group Holding 13. Holding Cell 14. Intake Counter 15. Fingerprint / Photo ID 16. General Storage 17. Interview Room (mental health) 18. Medical Exam Room 19. Record Storage 20. Record Clerks Workstation | <ul style="list-style-type: none"> 21. Office, Receiving Sgt. 22. Office, Reentry Program Manager 23. Clerical Workstation 24. Office, ICE 25. Staff Toilet 26. Janitor's Closet <p>Orientation / Staging</p> <ul style="list-style-type: none"> 27. Holding Area / Orientation 28. Management Holding <p>In-Transit Receiving / Transfer</p> <ul style="list-style-type: none"> 29. Office, Transportation 30. Group Holding 31. Holding Cell 32. Interview Room <p>Isolated Processing</p> <ul style="list-style-type: none"> 33. Holding Cell 34. Interview / Office <p>Release</p> <ul style="list-style-type: none"> 35. Release Processing Station 36. Clean Waiting 37. Changing Room |
|---|---|

3.4.2 Exterior Administration

Operational Program

Purpose	<p>1 This component provides all accounting and human resource functions.</p> <p>2 This component houses all senior management and administrative operations related to offender reception, facility assignment, and transfer.</p>	
Safety, Security, Operational & Design Objectives	<p><u>Operational Objectives (including Safety & Security)</u></p> <p>1 Provide for the management and administration of the Reception Center.</p> <p>2 Attract and keep good staff.</p> <p>3 Provide opportunities for management and line staff to interact.</p> <p>4 Maximize facility, staff, and offender safety.</p> <p><u>Design Objectives (including Safety & Security)</u></p> <p>1 Provide a pleasant work environment for staff assigned to this area.</p> <p>2 Provide office and work spaces for administrative staff.</p> <p>3 Provide meeting spaces for administrators, staff, and visitors.</p> <p>4 Provide secure storage for staff and offender records and fiscal records.</p>	
Functions & Activities	<p>1 Office related activities to include meetings, conferences, and daily work.</p>	
Hours of Operation for this Component	Mon	8 AM – 5 PM
	Tues	8 AM – 5 PM
	Wed	8 AM – 5 PM
	Thurs	8 AM – 5 PM
	Fri	8 AM – 5 PM
	Sat	Closed
	Sun	Closed

Numbers of Offenders by Category	Offender Category		Total #	At same time	
	None, except to clean under supervision.				
Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Superintendent		1		1
	Clerical Support		2		2
	PR/Sup Supp Sp 2		2		2
	Office Manager (IT)		1		1
	IT Support	1	1	1	3
	Clerical Support		1		1
	HR Manager		1		1
	HR Consultant 3		2		2
	HR Consultant 2		2		2
	Local Business Advisor		1		1
	Fiscal Tech 2		4		4
	Business Office Clerical Support		6		6
	Payroll Clerk		2		2
	Records Manager		1		1
	Clerk		2		2
	Fiscal Analyst 1		3		3
	Fiscal Analyst 2		1		1
	Fiscal Analyst 4		1		1
Correctional Records Tech		4		4	
Truck Driver		1		1	
Total	1	39	1	41	

Other Users, if any: Categories, number	Category	Total #	At same time
	Visitors	Varies	
	Volunteers	varies	
Additional Information:			

Exterior Administration

Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
x.1	Office, Superintendent	1	200	200	
x.2	Entry / Clerical Workstation	1	80	80	1
x.3	Waiting Area	1	80	80	2
x.4	Office, Clerical Support	1	100	100	3
x.5	Superintendent's Conference Room	1	500	500	4
x.6	Office, Public Relations	1	120	120	5
x.7	Workroom / Copying	1	80	80	
Human Resources					
x.8	Office, HR Manager (Personnel Officer 3)	1	140	140	
x.9	Office, HR Consultant	3	100	300	
x.10	Roster Manager	1	100	100	
x.11	Clerical Workstation	1	80	80	6
x.12	Personnel Files (Staff Files)	1	200	200	
x.13	Applicant Waiting / Testing	1	100	100	
x.14	Workroom / Copying	1	80	80	7
Business Unit					
x.15	Local Business Advisor	1	140	140	

x.16	Office, Local Funds / Fiscal Analyst	1	120	120	
x.17	General Accounting Workroom	1	380	380	8
x.18	Time Keeper	2	60	120	9
x.19	Workroom / Copying	1	120	120	10
Records					
x.20	Office, Records Manager	1	100	100	
x.21	Records Operations	1	220	220	11
x.22	CCR (Criminal Conviction Records)	10	60	600	
x.23	Office, CCR Program Manager	1	100	100	
x.24	File Storage / Copying / Supplies	1	150	150	12
x.25	Offender Records	1	400	400	13
Administration Support					
x.26	Conference Room	1	250	250	14
x.27	Staff Toilet (Male/Female)	2	100	200	15
x.28	Janitor's Closet	1	40	40	16
x.29	Equipment Room	1	100	100	17
Subtotal for Exterior Administration				5,200	
Efficiency Factor				1.4	
Total Enclosed Gross Square Feet				7,280	

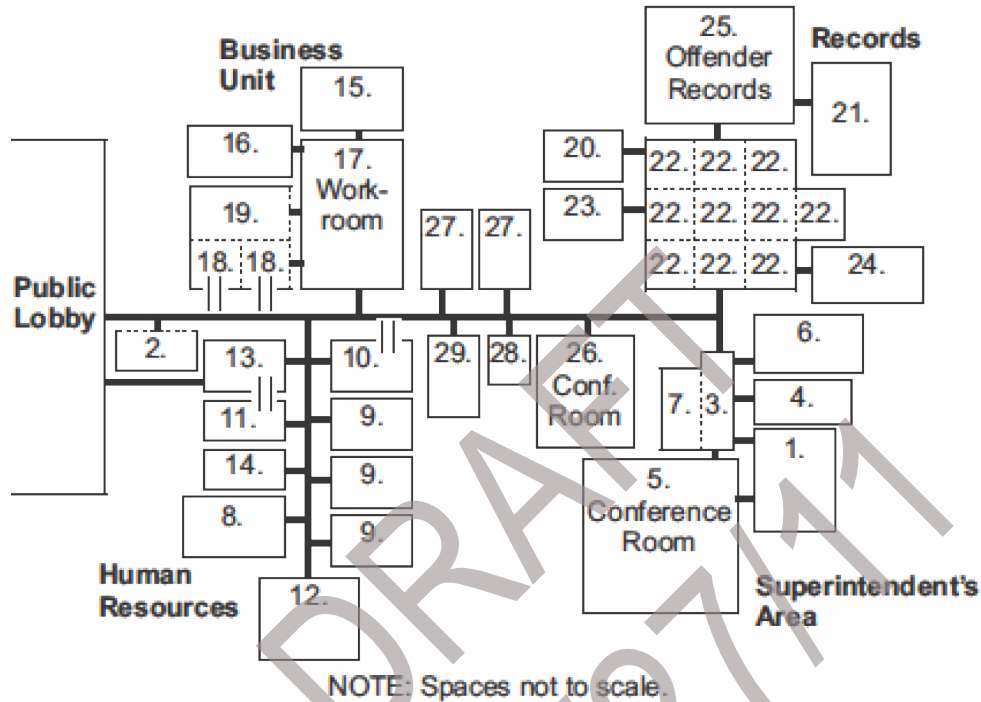
Notes

1. Directs visitors in this component.
2. Adjacent to Superintendent's Office.
3. Executive Assistant to support the Superintendent. Adjacent to waiting and to Superintendent's Office.
4. Doubles as a command post.
5. Located adjacent to Conference Room and Superintendent's Office. (For Admin IV and Secretary Supervisor.)
6. Supports Roster Manager.
7. Open cubicle workstation for HR Consultant assistants.
8. Houses payroll, trust transactions, and all financial information. Includes copier, safe, fax, dedicated check printing station, and a work table. Also, includes 4 workstations for Fiscal Analysts.

9. Open cubicles for 2 persons. Locate accessible to employees with walk-up service counter and small seating area. Can be combined into the General Accounting Workroom, if desirable.
10. Includes employee mail slots on wall.
11. Provides space for Records Specialist, Records Clerk, and Offender Records in an open work area.
12. Secure storage area.
13. Provides space for Records Specialist, Records Clerk, and Offender Records can be combined into one area.
14. Accommodates 12 persons.
15. Centrally located to support staff and visitors to administrative area.
16. With utility sink and mop rack.
17. General purpose – specific purpose to be determined (IT, mechanical, electrical).

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Adjacency Diagram



Key:

Reception & Superintendent

- 1. Office, Superintendent
- 2. Entry / Clerical Workstation
- 3. Waiting Area
- 4. Clerical Support Office
- 5. Superintendent's Conference Room
- 6. Office, Public Relations
- 7. Workroom / Copying

Human Resources

- 8. Office, HR Manager (Personnel Officer 3)
- 9. Office, HR Consultant
- 10. Roster Manager
- 11. Clerical Workstation
- 12. Personnel Files (Staff Files)
- 13. Applicant Waiting / Testing
- 14. Workroom / Copying

Business Unit

- 15. Local Business Advisor

- 16. Office, Local Funds / Fiscal Analyst

- 17. General Accounting Workroom

- 18. Time Keepers

- 19. Workroom / Copying

Records

- 20. Office, Records Manager

- 21. Records Operations

- 22. CCR (Criminal Conviction Records)

- 23. Office, CCR Program Manager's Office

- 24. File Storage / Copying / Supplies

- 25. Offender Records

Administrative Support

- 26. Conference Room

- 27. Staff Toilet (Male/Female)

- 28. Janitor's Closet

- 29. Equipment Room

3.4.3 Staff Support

Operational Program

Purpose	1 This component provides all spaces necessary for staff support activities, including staff only entrance, exercise, and training.		
Safety, Security, Operational & Design Objectives	1 Provide a separate entrance/exit for all staff working in the building. 2 Provide adequate space for training, exercise, staff breaks, mid-shift meals, and uniform changing. 3 Provide lockers and showers for staff. 4 Provide separate parking for staff near the staff entrance. 5 Provide secure entrance for staff controlled by key card. Entrance located on exterior wall near Staff Entrance and Exterior Administration.		
Functions & Activities	1 Large group meetings, muster, and training. 2 Shower and uniform changes. 3 Locker storage for personal items to avoid the introduction of contraband. 4 Mail distribution for all staff except staff in Administration (Exterior). 5 Provide staff equipment and uniform storage.		
Hours of Operation for this Component	Mon	24 hours/day	
	Tues	24 hours/day	
	Wed	24 hours/day	
	Thurs	24 hours/day	
	Fri	24 hours/day	
	Sat	24 hours/day	
	Sun	24 hours/day	
Numbers of Offenders by Category	Offender Category	Total #	At same time
	None		

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Training Coordinator (Correctional Records Spec)		1		1
	Rec. Athletic Spec 3		1		1
	Total:		2		2
Other Users, if any: Categories, number	Category	Total #		At same time	
	Visitors				
	Volunteers				
Additional Information:					

Staff Support

Architectural Program Space List

#	Space	No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
	Name				
x.1	Staff Entrance / Exit	1	60	60	1
x.2	Office, Training Coordinator	1	100	100	
x.3	Staff Training Room	1	600	600	2
x.4	Conference Room	1	300	300	3
x.5	Classroom	1	800	800	4
x.6	Material / Storage / Supplies / Copy	1	150	150	5
x.7	Breakroom / Training Room	1	600	600	6
x.8	Tactics and Training Room	1	1000	1000	7
x.9	Staff Locker Rooms with Showers/Toilets	1	1620	1620	8
x.10	Laundry Exchange	2	120	240	9
x.11	Mail Distribution Alcove	1	80	80	10
x.12	Janitor's Closet	1	40	40	11
x.13	Equipment Room	1	100	100	12
Subtotal for Staff Support				5,690	
Efficiency Factor				1.4	
Total Enclosed Gross Square Feet				7,966	

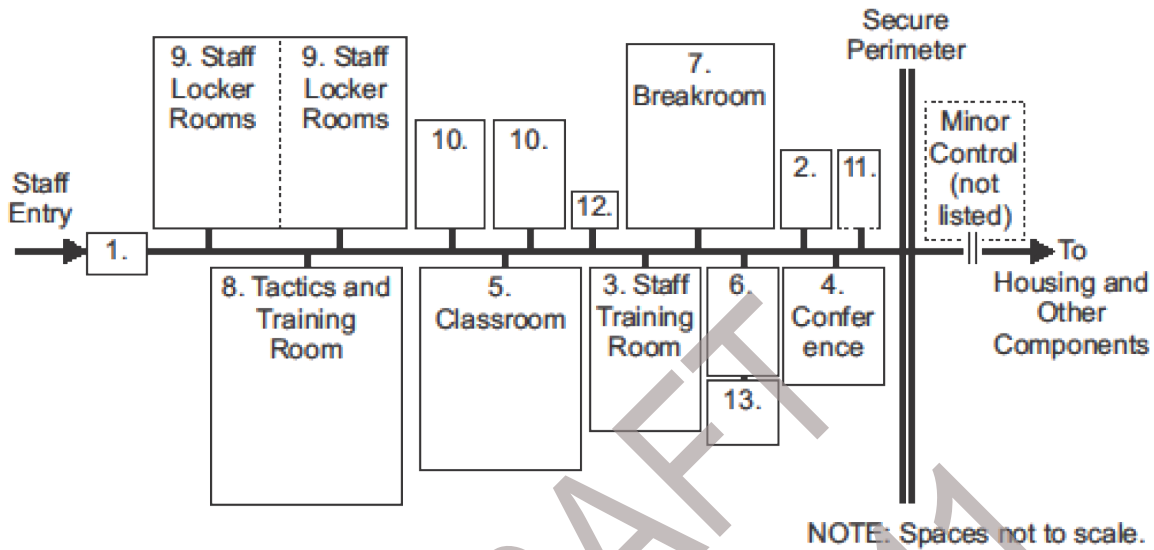
Notes

1. Include card reader for staff ID. Locate near staff parking and Exterior Administration.
2. Accommodates 20 persons with bank of computers along wall; flexible seating.
3. Accommodates 20 persons with flexible seating; AV equipment. One for Superintendent's use, the other a multipurpose room also used for ICP, with IT capability, to accommodate 20 persons each. Centrally located for multi-use; includes video teleconferencing capability.

4. Supports training programs; adjacent to "Training Coordinator Office." With subdividable partitions.
5. Secure storage with shelving for books and other materials.
6. With microwave, refrigerator, sink, cabinetry, counters, and vending machines. Accommodates 20 persons. Can also be used for Muster.
7. Twenty (20) users at 50 sf per user. Located adjacent to staff lockers; includes exercise equipment.
8. Sized for 500 half-size lockers and divided by moveable partitions at 70/30 male/female ratio. Sized for future expansion. Provide 320 sf each (male/female) of shower/toilet area immediately adjacent to the male/female side, with designated dressing area.
9. With designated soiled laundry compartments.
10. Mail slots/boxes for each staff person. Open area or on wall.
11. With utility sink and mop rack.
12. General purpose – specific purpose to be determined (IT, mechanical, electrical).

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Staff Support Adjacency Diagram



Key:	
1. Staff Entrance / Exit	8. Tactics and Training Room
2. Office, Training Coordinator	9. Staff Locker Rooms with Showers / Toilets
3. Staff Training Room	10. Laundry Exchange (clean; dirty)
4. Conference Room	11. Mail Distribution Alcove
5. Classroom	12. Janitor's Closet
6. Materials / Storage / Supplies / Copy	13. Equipment Room
7. Breakroom / Training Room	

3.4.4 Interior Administration

Operational Program

Purpose	<ol style="list-style-type: none"> 1 This component provides supervision and management of security staff and functions within the secure perimeter of the facility. 2 This component is operational 24 hours per day/seven days per week. 3 Spaces associated with this component provide offices and meeting space for staff supervision and management functions. 4. This is a staff only area; offenders assess this area only under escort and security supervision.
Safety, Security, Operational & Design Objectives	<p><u>Operational Objectives (including Safety & Security)</u></p> <ol style="list-style-type: none"> 1 Locate this area inside the secure perimeter. 2 Provide for security administration of the facility. 3 Manage security staff. 4 Conduct interviews and counseling meetings. 5 Maximize facility, staff, and offender safety. 6 Conduct video arraignment. <p><u>Design Objectives (including Safety & Security)</u></p> <ol style="list-style-type: none"> 1 Provide individual and shared work spaces for security administrators and management. 2 Provide for small conferences and training. 3 Provide a pleasant work environment for staff assigned to this area.
Functions & Activities	<ol style="list-style-type: none"> 1 Office related activities to include meetings, conferences, and daily work. 2 Small group meetings. 3 Training.

Hours of Operation for this Component	Mon	24 hrs/day	
	Tues	24 hrs/day	
	Wed	24 hrs/day	
	Thurs	24 hrs/day	
	Fri	24 hrs/day	
	Sat	24 hrs/day	
	Sun	24 hrs/day	
Numbers of Offenders by Category	Offender Category	Total #	At same time
	Staff only, but serves all offender custody levels.	N/A	N/A

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Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Assoc. Superintendent Security		1		1
	Assoc. Superintendent Classification		1		1
	Clerical Support		4		4
	Correctional Program Manager		1		1
	Lieutenant	1	1	1	5.16
	Captain		1		1
	Shift Sgt.	1	1	1	5.16
	Grievance Officer		2		2.46
	Hearing Officer		1		1.23
	Custody Officer	2	4	3	15.57
	Hearing Officer Escort		1		1.23
	Clerical Support (Grievance/Hearings)		2		2
	OA 3 (Mail)		2		2
	Roster Manager		1		1
	Behavioral Corr Spec (Sex Offender/Dependency)		2		2
	Total:	4	26	5	45.81
Other Users, if any: Categories, number	Category	Total #			At same time
	Visitors	None			
	Volunteers	Varies			
Additional Information:					

**Interior Administration
Architectural Program Space List**

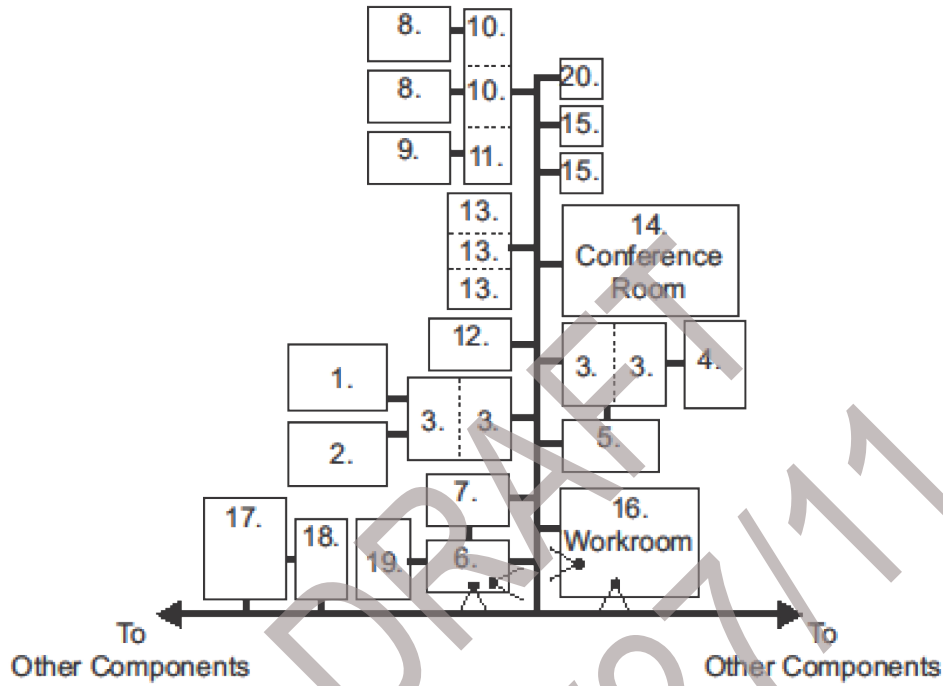
Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
x.1	Office, Associate Superintendent Security	1	160	160	
x.2	Office, Associate Superintendent Classification	1	160	160	
x.3	Office, Clerical Support	4	100	400	1
x.4	Office, Correctional Program's Manager	1	120	120	2
x.5	Office, Captain	1	120	120	1
x.6	Office, Shift Commander	1	100	100	1
x.7	Office, Shift Sergeant / Evidence Storage	1	150	150	3
x.8	Office, Grievance Officer	2	100	200	1
x.9	Office, Hearing Officer	1	100	100	1
x.10	Support (Grievances & Hearings)	2	60	120	4
x.11	Workstation, Custody Officer	1	120	120	5
x.12	Office, Instruction Tech	1	100	100	
x.13	Office, Teacher	3	80	240	6
x.14	Conference Room	1	400	400	7
x.15	Staff Toilet	2	50	100	8
x.16	Workroom, Quick Response Service Team	1	300	300	
x.17	Video / Teleconference Workroom	1	200	200	9
x.18	Arraignment Holding	1	100	100	
x.19	Storage Unit	1	100	100	10
x.20	Janitor's Closet	1	50	50	11
x.21	Roster Manager	1	100	100	
Subtotal for Interior Administration				3,440	
Efficiency Factor				1.4	

Total Enclosed Gross Square Feet			4,816
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Notes

1. Adjacent to Associate Superintendent Offices; with computer terminal. Requires acoustical privacy.
2. Adjacent to Captain / Unit Supervision.
3. Includes locker storage (initial evidence storage).
4. Supports Shift Commander and Shift Support. One station supports Grievance Officer; one station supports Hearing Officer.
5. Includes locker storage for post evidence storage.
6. Open cubicles to accommodate 1 Teacher, 1 OA2, and 1 OA3.
7. Multipurpose; accommodates 20 persons.
8. Male / female.
9. Used for video arraignment. Can be located off main corridor.
10. Located near Shift Commander's Office.
11. With utility sink and mop rack.

Interior Administration Adjacency Diagram



NOTE: Spaces not to scale.

Key:	
1. Office, Associate Superintendent Security	10. Support (Grievances & Hearings)
2. Office, Associate Superintendent Classification	11. Workstation, Custody Officer
3. Office, Clerical Support	12. Office, Instruction Tech
4. Office, Correctional Program's Manager	13. Office, Teachers
5. Office, Captain	14. Conference Room
6. Office, Shift Commander	15. Staff Toilet
7. Office, Shift Sergeant / Evidence Storage	16. Workroom, Quick Response Service Team
8. Office, Grievance Officer	17. Video / Teleconference Workroom
9. Office, Hearing Officer	18. Arraignment Holding
	19. Storage Unit
	20. Janitor's Closet

3.4.5 Control Stations

Operational Program

Purpose	<ol style="list-style-type: none"> 1 To control all movement within the secure perimeter of the facility and the exterior perimeter of the site.
Safety, Security, Operational & Design Objectives	<p>Operational Objectives</p> <ol style="list-style-type: none"> 1 Provide for the highest level of safety and security for all staff, visitors, and offenders. 2 Provide visual observation (directly or through the use of electronics) of all offender accessible areas of the facility and the site. 3 Ensure the integrity of the security perimeter of the facility, and manage and control movement of staff, offenders, and visitors. 4 Support for emergency operations. 5 Provide staff backup through radio and electronic communications. 6 Direct and monitor all offender activities. <p>Design Objectives</p> <p>Master Control</p> <ol style="list-style-type: none"> 1 Provide adequate space for electronic communications and control equipment (telephones and cameras). 2 Provide for impenetrable materials in construction that prevent intrusion into the control rooms. 3 Control sallyports within the secure perimeter. 4 Provide for 4 staff workstations. 5 Control the distribution of keys.



	<p>Minor Control</p> <ol style="list-style-type: none"> 1 Answer facility telephones. 2 Provide visual observation and direct communication with visitors. 3 Control sallyports, entrance into the secure perimeter and/or visiting area. <p>Movement Control</p> <ol style="list-style-type: none"> 1 Control doors within the secure perimeter. 2 Provide visual observation and direct communication within staff and offenders.
<p>Functions & Activities</p>	<p>Master Control</p> <ol style="list-style-type: none"> 1 Monitor security and emergency operations. 2 Manage offender control. 3 Visually monitor offender housing, reception, recreation, and program areas. 4 Control entrance into emergency equipment and Armory areas. 5 Control gates and sallyports in and out of the building. 6 Maintain daily security procedures and systems. <p>Minor Control</p> <ol style="list-style-type: none"> 1 Control egress/ingress into the security perimeter of the building. 2 Conduct screening of and ID all visitors. 3 Answer the main telephone lines. 4 Control distribution of keys. <p>Movement Control</p> <ol style="list-style-type: none"> 1 Control egress/ingress throughout doors within secure perimeter 2 Provide equipment and radios to staff

Hours of Operation for this Component	Mon	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Tues	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Wed	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Thurs	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Fri	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Sat	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
	Sun	24 hours/day – Master and Movement Control	16 hours/day – Minor Control	
Numbers of Offenders by Category	Offender Category		Total #	At same time
	Staff only			

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Master Control Officer	1	2	2	8.65
	Minor Control Officer	1	1	1	5.19
	Movement Control Officer		1	1	2.46
	Sergeant	1	1	1	5.19
	Total:	3	5	5	21.49
Other Users, if any: Categories, number	Category			Total #	At same time
	N/A				
Additional Information:					

Control Stations

Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
Master Control					
x.1	Master Control Room	1	500	500	1
x.2	Safety Vestibule	1	40	40	
x.3	Staff Toilet	1	50	50	
x.4	Security Electronics Room	1	200	200	
Minor Control					
x.5	Minor Control Room	1	200	200	2
x.6	Safety Vestibule	1	40	40	
x.7	Staff Toilet	1	50	50	

x.8	Security Electronics Room	1	100	100	
<i>Movement Control</i>					
x.9	Movement Control Room	1	200	200	3
x.10	Safety Vestibule	1	40	40	
x.11	Staff Toilet	1	50	50	
x.12	Security Electronics Room	1	100	100	
Subtotal for Control Stations				1,570	
Efficiency Factor				1.3	
Total Enclosed Gross Square Feet				2,041	

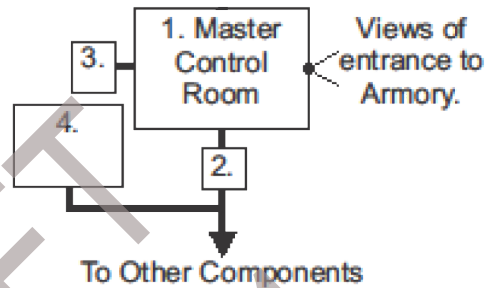
Notes

1. Four workstations.
2. Two workstations; adjacent to Public Lobby, with visualization of Lobby and sallyport(s) into secure perimeter of facility.
3. Two workstations; adjacent to main circulation aisle.

Control Spaces – Master Control Adjacency Diagram

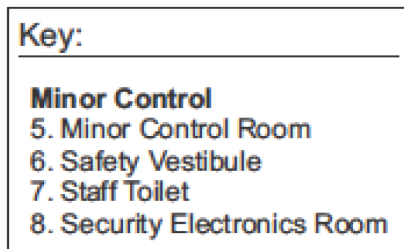


Master Control

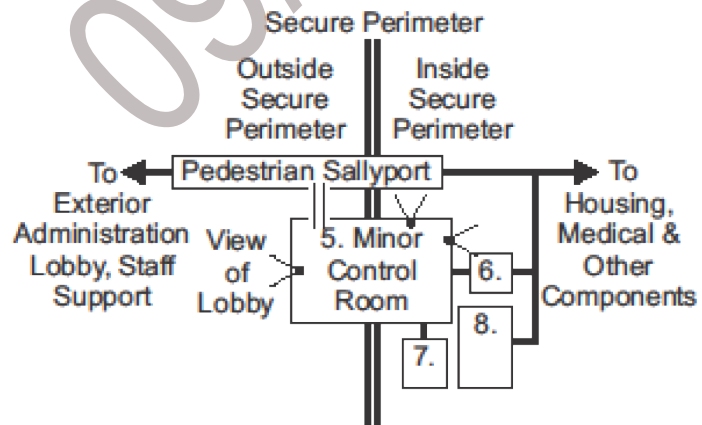


NOTE: Security Electronics Room should be close to Master Control but a direct connection is unnecessary.
Spaces not to scale.

Control Spaces – Minor Control Adjacency Diagram

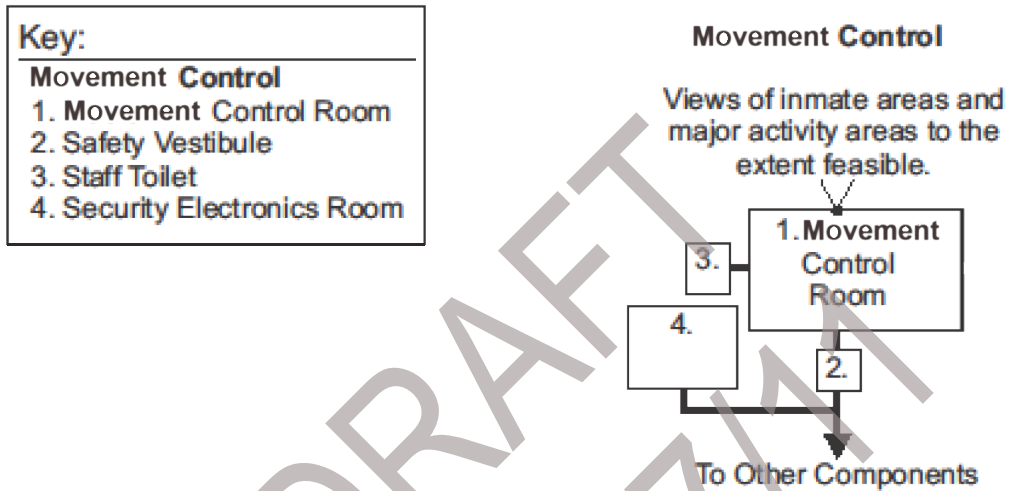


Minor Control



NOTE: Security Electronics Room should be close to Minor Control but a direct connection is unnecessary.
Spaces not to scale.

Control Spaces – Movement Control Adjacency Diagram



NOTE: Security Electronics Room should be close to Movement Control but a direct connection is unnecessary. Spaces not to scale.

3.4.6 Custody and Operations

Operational Program

Purpose	1 To ensure that the highest level of safety and security is provided to both staff and offenders.	
Safety, Security, Operational & Design Objectives	<ol style="list-style-type: none"> 1 Minimize the introduction of contraband. 2 Assist in the separation/integration of all gang members. 3 Provide efficient and effective emergency operations. 4 Support search operations. 5 Minimize opportunities for assaults/self harm by offenders. 6 Locate emergency operations in armory area. 7 Ensure adequate weapon's locker storage for both transportation officers and external law enforcement. 8 This is a secure, staff only area outside the security perimeter, but separate from Exterior Administration. 	
Functions & Activities	<ol style="list-style-type: none"> 1 Conduct counts. 2 Conduct on-site adjustments for minor infractions. 3 Conduct hearings for major infractions (control, evaluate, search, transport). 4 Store and inventory evidence for hearing. 5 Supervise all emergency operations. 6 Provide secure storage and staging area for specialized security teams' equipment and mobilization. 7 Maintain daily security procedures and systems. 	
Hours of Operation for this Component	Mon	8 hours/day
	Tues	8 hours/day
	Wed	8 hours/day
	Thurs	8 hours/day
	Fri	8 hours/day
	Sat	8 hours/day
	Sun	8 hours/day

Numbers of Offenders by Category	Offender Category	Total#	At same time
	Staff only, but serves all offenders custody levels.		

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Chief Investigator		1		1
	Investigator		2		2
	K-9 Handler		1		1
	Locksmith		1		1
	Armory Sgt.		1		1.23
	Tool Control Sgt.		1		1.23
	Total:		8		7.46

Other Users, if any: Categories, number	Category	Total #	At same time
		Visitors (only under emergency conditions)	N/A

Additional Information:			
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Custody and Operations

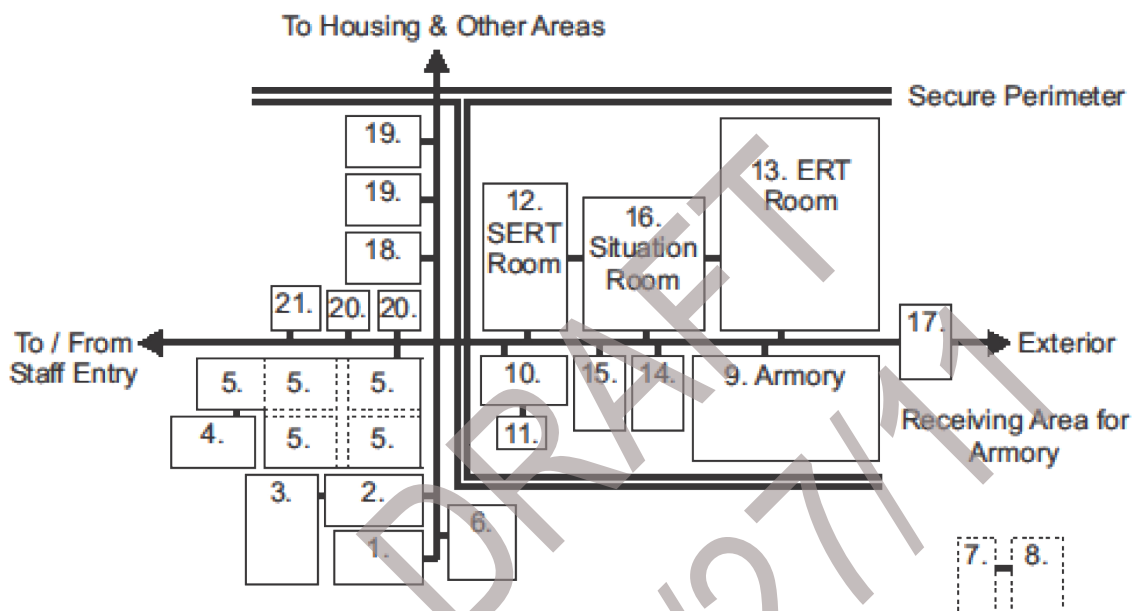
Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
<i>Intelligence and Investigations Unit</i>					
x.1	Office, Chief Investigator	1	120	120	1
x.2	Investigator Workstation	2	100	200	
x.3	Evidence Storage	1	140	140	2
x.4	Office, Office Manager Information Technology	1	120	120	1
x.5	Workstation, IT Support	5	100	500	3
x.6	K-9 Handler / Investigator Workstation	1	200	200	4
x.7	K-9 Kennel	1	(80)	(80)	5
x.8	Grooming Area	1	(100)	(100)	6
<i>Emergency Operations</i>					
x.9	Armory	1	500	500	7
x.10	Locksmith Work Area	1	120	120	8
x.11	Emergency Key Storage	1	35	35	9
x.12	SERT Room	1	350	350	10
x.13	ERT Room	1	650	650	11
x.14	Weapons Locker Storage	1	100	100	12
x.15	Chemical Weapon Storage	1	100	100	13
x.16	Situation Room	1	375	375	14
x.17	Secure Vestibule	1	100	100	
<i>Custody Support</i>					
x.18	General Storage	1	100	100	15
x.19	Office, Multipurpose	2	100	200	16
x.20	Staff Toilet	2	45	90	17
x.21	Janitor's Closet	1	50	50	18
Subtotal for Custody and Operations				4,050	
Efficiency Factor				1.4	
Total Enclosed Gross Square Feet				5,670	

Notes

1. Requires desk and chairs.
2. Includes secured locker storage, file storage, and a small workspace. Can be used for drug testing. Requires exhaust and also a drying area/closet. Eight to twelve half-size lockers area required, with evidence testing table.
3. Open cubicles for equipment management, software support. Requires receiving area. Requires a designated cubicle separate from the work bench.
4. Accommodates 2 crates.
5. Located in close proximity to Office of K-9 Handler. Kennel for 2 dogs. Located away from public and staff entrances; requires exterior door.
6. Includes food storage area, tub, and sink.
7. Weapons rack, shelving, with work surface; secure. Located on outside wall. Includes 5 designated workspaces. Requires receiving area. Requires double door access control; controlled by Master Control.
8. Enclosed, secure work area; adjacent to Armory.
9. Master key storage, key duplication equipment, workbench; adjacent to Locksmith Work Area; secure.
10. Accommodates up to 14 staff (at 25 sf per user). Located near Armory; connected by independent passage and close to exterior door.
11. Accommodates up to 25 staff (at 25 sf per user). Located near Armory and SERT Room. Connected by independent passage and close to exterior door.
12. Additional secure storage to support the Armory. Weapons storage for visiting officers.
13. With shelving; lockable, secure. Located adjacent to Armory.
14. Accommodates 25 persons (at 15 sf per user); secure access. Used by SERT, ERT.
15. Multipurpose storage with shelving; secure.
16. Auxiliary office space; can be used for interviews.
17. Male/female.
18. With utility sink, mop rack.

Adjacency Diagram



NOTE: Spaces are not to scale.

Key:

Intelligence and Investigations Unit

- 1. Office, Chief Investigator
- 2. Investigator Workstation
- 3. Evidence Storage
- 4. Office, Office Manager Information Technology
- 5. Workstation, IT Support
- 6. K-9 Handler / Investigator Workstation
- 7. K-9 Kennel
- 8. Grooming Area

Emergency Operations

- 9. Armory
- 10. Locksmith Work Area

- 11. Emergency Key Storage
- 12. SERT Room
- 13. ERT Room
- 14. Weapons Locker Storage
- 15. Chemical Weapons Storage
- 16. Situation Room
- 17. Secure Vestibule

Custody Support

- 18. General Storage
- 19. Office, Multipurpose
- 20. Staff Toilet
- 21. Janitor's Closet

3.4.7 Public Spaces (Lobby/Visiting)

Operational Program

Purpose	<ol style="list-style-type: none">1 This component provides the space and services most accessible to the public.2 Visitor traffic will include administrative visitors, offender visitors, volunteers, and state officials. Proper screening and visitor directions and movement monitoring will be the major operational goal of this area.3 Offender visitation will be limited to those offenders serving sentences of six months or less.4 Contact visitation will be provided for those offenders serving six month or less and the offender worker cadre (if applicable)5 Contact visitation will also be provided for attorney visits. Contact visitation will occur in a centralized location for all except those housed in Administrative Segregation.6 Non-contact visiting via video visitation booths will also be provided for attorney visits in the centralized location.7 Non-contact visitation by way of video visitation booths will be provided at the housing units for all other offenders and in a centralized location for public visitors.
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<p>Safety, Security, Operational & Design Objectives</p>	<ol style="list-style-type: none"> 1 This area should be easily accessible to the public yet still ensure visitor control without operational interruption. 2 Locker storage (half-size lockers) will be required in the lobby area for visitors. 3 Appropriate meeting/organizational space for facility volunteers will be required. 4 Separate circulation paths for offender visitors and non-offender visitors will be required. 5 A vending machine area with current technology (debit cards) will be required. 6 Contact visiting booths will be required for attorneys; video visitation booths will be provided for non-contact attorney visits. 7 A normative visiting room which supports family interaction will be required. 8 This area will be controlled using some form of card access that will be supported by camera monitoring. 9 This area will be ADA accessible and should not reflect a high security, institutional environment. 10 The use of natural light should be maximized to the greatest extent possible. 11 This area will also be used for religious services.
<p>Functions & Activities</p>	<ol style="list-style-type: none"> 1 Receive and screen visitors entering the facility. 2 Provide information and direction for visitors. 3 Manage offender visitation. 4 Manage volunteer meetings and organizational activities. 5 Conduct offender shakedowns related to visitation, as needed. 6 Properly ID and register all visitors. 7 Verify offender's eligibility for visitation and notify housing officer of proposed visit. 8 Manage access to visitor restrooms which will be located inside the contact visiting room. 9 Manage religious services conducted in the visitation room.

Hours of Operation for this Component	Mon	16 hours/day				
	Tues	16 hours/day				
	Wed	16 hours/day				
	Thurs	16 hours/day				
	Fri	16 hours/day				
	Sat	16 hours/day				
	Sun	16hours/day				
Numbers of Offenders by Category	Offender Category		Total #	At same time		
	Restricted to visiting only		15 offenders	yes		
Numbers of Staff by Position & Shift	Position		Number of Staff at one time		Total including Relief	
			1 st Shift	2 nd Shift		3 rd Shift
	Public Access Officer (CRC)			1		1.23
	Security Screening Officer			1		1.23
	Religious Services Coordinator			1		1
	Visitation Officer			1		1.23
	Safety Officer			1		1.23
	Visiting Sgt.			1		1.23
	Total:			6		7.15
Other Users, if any: Categories, number	Category		Total #		At same time	
	Visitors		Up to 45		Yes	
	Volunteers		Varies			

Additional Information:	
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Public Spaces (Lobby/Visiting)
Architectural Program Space List

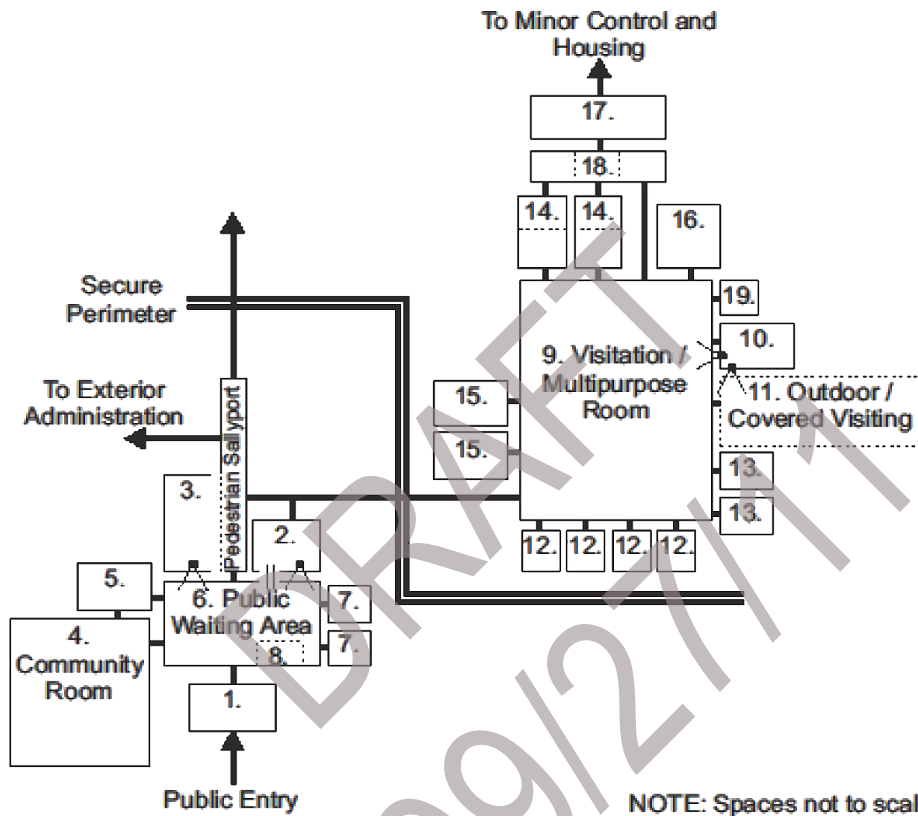
Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
x.1	Weather Vestibule	1	150	150	1
x.2	Reception Desk (Visitor Processing)	2	80	160	2
x.3	Security Station / Officer Control	1	150	150	3
x.4	Community Room w/ Storage and Prep Area	1	800	800	4
x.5	Office, Religious Services Coordinator	1	100	100	5
x.6	Public Waiting Area / Lobby	1	400	400	6
x.7	Visitor Restroom	2	50	100	7
x.8	Visitor Lockers	1	50	50	8
x.9	Visitation / Multipurpose Room	1	1500	1500	9
x.10	Visiting Sergeants' Office	1	100	100	10
x.11	Outdoor / Covered Visiting	1	--	--	11
x.12	Visitor Restroom	4	50	200	12
x.13	Offender Toilet	2	50	100	12
x.14	Non-contact Visitor Booth	2	100	200	13
x.15	Contact Visitor Booth	2	100	200	14
x.16	Equipment Room / Storage	1	150	150	15
x.17	Offender Sallyport	1	180	180	16
x.18	Strip Search / Shakedown	3	40	120	17
x.19	Janitor's Closet	1	40	40	18

Subtotal for Public Spaces (Lobby / Visiting)			4,660
Efficiency Factor			1.4
Total Enclosed Gross Square Feet			6,524

Notes

1. Double doors, ADA accessible.
2. Process both staff and visitors; 2 workstations. Equipped with computer, telephone, and storage.
3. For screening with Ion type scanner or metal detection; manage visitation circulation; workstation. Requires visual oversight of all doors in the area.
4. Used by volunteers; movable seating and projection capability; accommodates 40 persons. Lockable cabinetry for religious service materials.
5. Requires computer terminal, desk, and chairs. Located near Community Room.
6. Accommodates 20 persons, with tandem seating. Drinking fountain located here.
7. Adjacent to Lobby area.
8. Half-sized lockers (20 lockers), operating with tokens; 2.5 sf per locker.
9. With elevated workstation; 25 sf per user; 60 persons total (15 offenders plus 3 visitors each) at one time. Designate a 300 sf enclosed area for family activities (finishes to be readily disinfected). Vending machines located here. Drinking fountain located here.
10. Immediately adjacent to Visitation Room.
11. Size to be determined.
12. Restricted access.
13. Used for attorneys only (other non-contact visitors will be handled by J-Pay Kiosk arrangement); requires acoustical privacy; security glazing; separation partitions; intercom; lockable paper pass.
14. Used by attorneys only; requires acoustical privacy.
15. Multipurpose storage, including visiting tables. Requires counter area with sink, dishwasher, and microwave.
16. Adjacent to Strip Search/Shakedown.
17. Immediately adjacent to offender access to visiting area. Partitioned with curtains.
18. With utility sink and mop rack.

Public Spaces (Lobby/Visiting) Adjacency Diagram



Key:	
1. Weather Vestibule	10. Visiting Sergeants' Office
2. Reception Desk (Visitor Processing)	11. Outdoor / Covered Visiting
3. Security Station / Officer Control	12. Visitor Restroom
4. Community Room with Storage and Prep Area	13. Offender Toilet
5. Office, Religious Services Coordinator	14. Non-contact Visitor Booth
6. Public Waiting Area / Lobby	15. Contact Visitor Booth
7. Visitor Restroom	16. Equipment Room / Storage
8. Visitor Lockers	17. Offender Sallyport
9. Visitation / Multipurpose Room	18. Strip Search / Shakedown
	19. Janitor's Closet

3.4.8 Medium Security Housing

Operational Program

Operational & Design Objectives	<ol style="list-style-type: none">1. Provide for the safety and security of staff and offenders.2. Facilitate staff observation of all offenders within all areas to help maintain safety and security, and to contribute to the assessment process.3. Encourage positive behaviors.4. Minimize gang and other violence, bullying, intimidation, physical assaults, sexual assaults.5. Minimize attempted suicides and other self-destructive behaviors.6. Facilitate staff control and management of all offenders and housing areas.7. Minimize undesirable groupings of offenders.8. Minimize stress and tension of staff and offenders.9. Enable staff to observe, interact with, and counsel offenders.10. Limit noise; facilitate staff and offenders hearing each other: provide good acoustics.11. Provide appropriate spaces for the assessment process in or adjacent to housing that help ensure that assessments are no more time-consuming than necessary, and at the same time provide all needed information.12. House Medium Security offenders primarily in two person Cells.13. Accommodate physically and mentally disabled offenders, and in staff and program areas, physically disabled staff.14. Provide for offender dining, games, and (controlled and limited) television viewing within Dayrooms.15. Within or immediately adjacent to housing units accommodate orientation, provide outdoor (partially covered) recreation, assessments/testing/interviews, sick call, pill distribution, video visiting, hearings, and access to legal materials.
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	<ol style="list-style-type: none">16. Facilitate limited offender movement in other assessment areas, and health services.17. Facilitate Direct Supervision with Staff Stations within Medium Security Dayrooms.18. Provide ergonomic work stations for staff (in Housing Control and Staff Stations).19. Provide natural daylight into every Cell and Dayroom. 20. Provide good ventilation and temperature control in an energy-efficient way.21. Provide staff with easily accessible controls for water, steam (if used), doors, and lighting.22. Enable all controls and monitors in Housing Unit Control rooms to be controlled and monitored also from Master Control.23. Provide for immediate lock-downs, access to emergency equipment, and access/egress during fires and other emergencies.24. Provide adequate storage for cleaning, hygiene, recreation.
<p>Functions & Activities: <i>Within Housing (also see next section on Functions & Activities within or adjacent to Housing)</i></p>	<p><u>Offenders' Functions & Activities:</u></p> <ol style="list-style-type: none">1. Sleeping.2. Hygiene and grooming.3. Dining (in dayrooms, and when necessary, cells).4. Leisure time activities including reading, writing, passive recreation, watching (selected, controlled) television.5. Exchanging linens, towels, and clothes.6. Receiving information through mail, announcements.7. Emailing (screened) through J-Pay.8. Making telephone calls (collect) to family, and approved legal calls.9. Cleaning.10. For others than short-term population: ordering and receiving commissary.



	<p><u>Staff Functions & Activities</u></p> <ol style="list-style-type: none"> 1. Observing, monitoring, recording behaviors, keeping logs; contributing to the assessment process. 2. Managing offenders. 3. Searching cells; conducting inspections. 4. Conducting counts. 5. Responding to altercations. 6. Distributing approved medications. 7. Supervising haircuts. 8. Issuing and picking up mail. 9. Issuing commissary (only in longer-term housing units).
<p>Functions & Activities: <i>Immediately Adjacent to or Within each Housing Unit</i></p>	<p><u>Offenders' Functions & Activities:</u></p> <ol style="list-style-type: none"> 1. Participating in orientation. 2. Being interviewed. 3. Taking tests, being assessed. 4. Recreating (in partially covered outdoor area). 5. Video visiting. 6. Researching and checking on legal matters. 7. Receiving medication. 8. Being examined: Sick call. <p><u>Staff Functions & Activities</u></p> <ol style="list-style-type: none"> 1. Watching offenders move from area to area within or adjacent to housing; escorting offenders to other areas. 2. Orientating, interviewing, and testing offenders. 3. Formulating recommendations. 4. Compiling reports. 5. Interfacing with offenders' families. 6. Controlling movement; locking & unlocking doors. 7. Supervising offender workers. 8. Medically examining offenders. 9. Counseling offenders. 10. Supervising haircuts. 11. Conducting disciplinary hearings.

Hours of Operation for this Component	Mon	24 hours a day, 7 days a week in housing pods. Areas immediately adjacent to housing pods: primarily 8 am – 9 pm.
	Tues	same
	Wed	same
	Thurs	same
	Fri	same
	Sat	same
	Sun	same
Offenders Served by this Component	Total number of offenders served by this component	92 per Housing Pod (with capability of up to 96 during peaks) 184 per Housing Unit (with capability of up to 192 during peaks)
	Total in this component at the same time	Up to 35 in Large Multi-purpose Up to 25 in other Multi-purpose Up to 96 in a Dayroom (but normally fewer) Up to 48 in Recreation (half a pod)
Offenders Served by this Component, continued	Offender categories	<ul style="list-style-type: none"> • Reception offenders following Reception and Diagnostics • Short term sentenced who warrant Medium Security housing • Violators warranting Medium Security housing

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1st shift	2nd shift	3rd shift	
For every Medium Security Housing Unit consisting of two 92-bed Housing Pods (184 offenders)	Unit Supervisor		1	1	2
	Sergeants		1	1	3.4
	Correctional Officers: in Pods	2	3	3	13.84
	Correctional Officers: Rovers	1	2	1	6.92
	Classification Counselors 2		2	2	6.92
	Classification Counselors 3		1		1.73
	Total		3	10	8
Other Users, if any:	Category	Total #		At same time	
Categories, number	Nurses, mental health counselors, volunteer clergy, other volunteers leading programs in multipurpose rooms.			0 - 5	

Medium Security Housing (184 Offenders in a Housing Unit containing two 92-bed Pods)

Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
<i>For every 92-bed pod</i>					
x.1	Two person cells	40	80	3,200	1
x.1a	Single cells	4	80	320	1a
x.2	Handicapped accessible 2-person cells	4	90	360	2
x.3	Dayroom	1	3,360	3,360	3
x.4	Staff station within Dayroom (elevated)	1	80	80	4

x.5	Food / laundry distribution	1	100	100	5
x.6	Showers	11	25	275	6
x.7	Handicapped accessible shower	1	40	40	7
x.8	Video Visiting / J-pay Station	3	30	90	8
x.9	Counseling / Interview / Pill Distribution & Initial Sick Call Screening Room	2	100	200	9
x.10	Janitors Closets	2	35	70	10
x.11	Storage (toiletries, etc.)	1	45	45	11
Subtotal for each 92-bed pod				8,140	
Subtotal for both 92-bed pods in a Medium Security Unit				16,280	
Medium Security Support Spaces (to serve 2 Pods, 184 offenders) or each Medium Security Housing Unit					
x.12	Sergeant's Office (and Control & nightshift back-up)	1	150	150	12
x.13	Large Multi-Purpose / Classroom / Testing / Hearing	1	700	700	13
x.14	Multi-Purpose / Classroom / Testing / Hearing	2	500	1,000	14
x.15	Legal Library (computer) / Interview Rooms	2	80	160	15
x.16	Sick Call / Triage	1	120	120	16
x.17	Medication Staging Room	1	80	80	17
x.18	High Security Holding Cells	2	60	120	18
x.18a	Vestibule to Holding Cells	1	50	50	18a
x.19	Unit Manager's Office	1	120	120	19
x.20	Classification & General Counseling Offices	5	100	500	20
x.21	Telecommunications Room	1	90	90	21
x.22	Staff Toilet	1	45	45	22
x.23	Offender Toilets	2	45	90	23
x.24	"Dirty" Laundry Staging	1	150	150	24

x.25	"Clean" Laundry & Storage (including bed rolls)	1	150	150	25
x.26	Recycling Staging Closet	1	50	50	26
x.27	Janitors Closet	1	50	50	27
x.28	Pedestrian Sallyport	1	80	80	28
Subtotal for Medium Security Unit Support Spaces				3,705	
Efficiency Factor				1.68	
Total Enclosed Gross Square Feet for 1 Medium Security Housing Unit				33,575	
<i>For two 92-bed Pods⁽¹⁾ within 1 Medium Security Housing Unit: Outdoor areas</i>					
x.29	Recreation Yards (partially covered)	2	960	1,920	29
Subtotal Interior Gross Square Feet for each Medium Security Housing Unit (184 beds)				33,575	
Subtotal Exterior Gross Square Feet for all four Medium Security Housing Units (736 beds)				134,299	
Subtotal Interior Gross Square Feet for each Medium Security Housing Unit (184 beds)				1,920	
Subtotal Exterior Gross Square Feet for all four Medium Security Housing Units (736 beds)				7,680	

(1) Note that the Medium Security Pods will each contain 48 cells, normally accommodating 92 offenders. Several of the cells in each pod will be occupied by one offender. This will foster manageability, security, and control by staff.

Notes

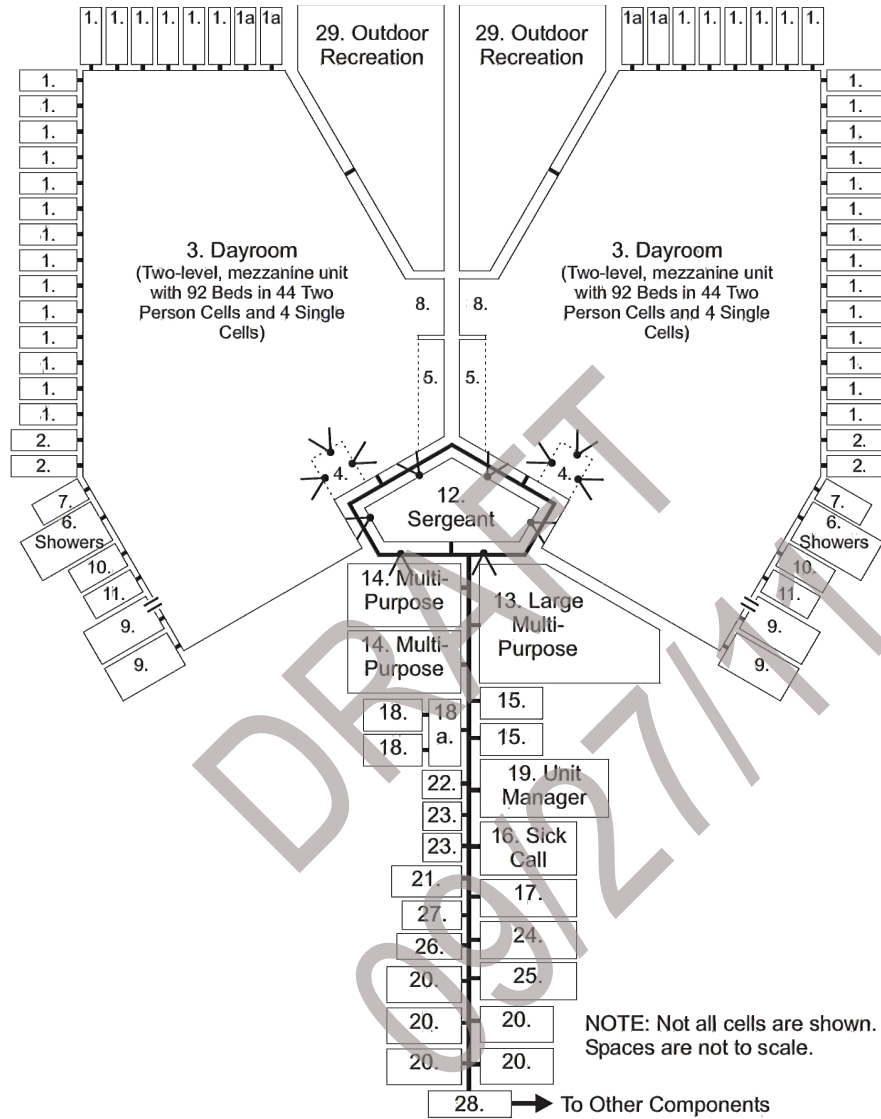
1. Medium security two-person cells; contain bunk beds, desk, stainless steel sink/toilet, and access to natural light.
 - 1.a. Medium security single cells with capability for double-bunking during peaks; contain bunk beds, desk, stainless steel sink/toilet, and access to natural light.
2. On main level, 2 handicapped accessible cells with upper bunk for non-handicapped; on mezzanine level, 2 larger cells (to maintain same footprint).
3. Heavy duty fixed tables & chairs, suitable for dining, shelves for books, large screen television (perhaps with headphones), adjacent to Showers,

- Janitors Closet, Storage Closet. Windows, ideally with view. Furnished to accommodate half of the population.
4. Staff station elevated, with door controls (with Master Control override), excellent sightlines of all cell doors, shower fronts, and entrances to all other spaces.
 5. With counter, sink, lockable cabinets. Arranged so that food trays and laundry can be fairly and efficiently distributed while viewed and managed by staff.
 6. With doors lockable from staff station that permit views of feet and heads. Water on a timer or with staff turn-off.
 7. Handicapped accessible. With doors lockable from staff station that permit views of feet and heads. Water on a timer or with staff turn-off.
 8. With video conference capability for limited lawyer and visiting use if needed; with acoustical panels.
 9. Office / interview room, two off each dayroom, one of which (per pod) with lockable Dutch door or interior window that can be used for pill distribution. Next to water fountain (in Dayroom).
 10. With utility/mop sink with hot and cold water, exhaust fan, and shelves. One on main level and one on mezzanine (above the main level one).
 11. Lockable; general supplies; includes shelving.
 12. Sergeant's Office with views of both adjacent dayrooms and as much else as is feasible.
 13. With computer workstations, student desk/chairs or tables and chairs; counter with sink; space for up to 35 people.
 14. With movable student desks/chairs or tables and chairs; for up to 25 people.
 15. With tables, chairs, lockable computer for legal searches only.
 16. Examination/Sick call room with exam table, lockable cabinets, computer connection, sink and counter.
 17. Medication staging room with highly secure door; room for carts; shelves. Next to Examination/Sick call room.
 18. These rooms used for searches and movement transfer holding; one with secure toilet fixtures, while the other is dry.
 - 18.a. Security vestibule between corridor and holding cells.
 19. Private office with glazing for views, lockable.
 20. Individual offices primarily for Classification Counselors, also for other professional staff to use with offenders; with glazing for views, lockable.
 21. Secure/ventilated closet suitable for equipment.
 22. Lockable, handicapped accessible staff toilet.
 23. Lockable from outside by staff (only) handicapped accessible offender toilets.

24. For carts containing dirty laundry.
25. Shelving with bedrolls and other supplies, space for carts for clean laundry.
26. For staging recyclables; well ventilated.
27. With utility/mop sink with hot and cold water, exhaust fan, and shelves.
28. Interlocked doors to Pedestrian Sallyport controlled from Master Control; cameras, intercoms.
29. Recreation Yards off each Dayroom; glazing for natural light and staff visibility. Fully walled. Half covered for use while it is raining. If housing units are stacked, each Recreation Yard should have a minimum height of 18 feet (per ACA).

DRAFT
09/27/11

Medium Security Housing Adjacency Diagram



Key:

- | | |
|--|---|
| 1. Two person cells | 15. Legal Library (computer) / Interview Rooms |
| 1a. Single cells | 16. Sick Call / Triage |
| 2. Handicapped accessible 2-person cell | 17. Medication Staging |
| 3. Dayroom | 18. High security holding cells |
| 4. Staff station within Dayroom (elevated) | 18a. Security Vestibule to holding cells |
| 5. Food / Laundry Distribution | 19. Unit Manager's Office |
| 6. Showers | 20. Classification and General Counseling Offices |
| 7. Handicapped accessible shower | 21. Telecommunications Room |
| 8. Video Visiting / J-pay Station | 22. Staff toilet |
| 9. Counseling / Interview / Pill Distribution & Initial Sick Call Screening Room | 23. Offender toilets |
| 10. Janitors Closet | 24. "Dirty" Laundry Staging |
| 11. Storage (toiletries, etc.) | 25. "Clean" Laundry & Storage (including bed rolls) |
| 12. Sergeant's Office (and Control & nightshift back-up) | 26. Recycling Staging Closet |
| 13. Large Multi-Purpose / Classroom / Testing / Hearing | 27. Janitors Closet |
| 14. Multi-Purpose / Classroom / Testing / Hearing | 28. Pedestrian Sallyport |
| | 29. Recreation Yards (partially covered) |

3.4.9 Close Custody Housing

Operational Program

Operational & Design Objectives	<ol style="list-style-type: none">1. Provide for the safety and security of staff and offenders.2. Facilitate staff observation of all offenders within all areas to help maintain safety and security, and to contribute to the assessment process.3. Encourage positive behaviors.4. Minimize gang and other violence, bullying, intimidation, physical assaults, sexual assaults.5. Minimize attempted suicides and other self-destructive behaviors.6. Facilitate staff control and management of all offenders and housing areas.7. Minimize undesirable groupings of offenders.8. Minimize stress and tension of staff and offenders.9. Enable staff to observe, interact with, and counsel offenders.10. Limit noise; facilitate staff and offenders hearing each other: provide good acoustics.11. Provide appropriate spaces for the assessment process in or adjacent to housing that help ensure that assessments are no more time-consuming than necessary, and at the same time provide all needed information.12. Provide for half of the offenders in Close Custody Housing to be in Single Cells, the other half in Double (two person) Cells.13. Accommodate physically and mentally disabled offenders, and, in staff and program areas, physically disabled staff.14. Provide for offender dining, games, and (controlled and limited) television viewing within Dayrooms.
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15. Within or immediately adjacent to housing units accommodate orientation, provide outdoor (partially covered) recreation, assessments/testing/interviews, sick call, pill distribution, video visiting, hearings, and access to legal materials.
16. Facilitate limited offender movement in other assessment areas, and health services.
17. Facilitate Indirect Supervision with Housing Control Rooms providing excellent visibility and control of adjacent housing pods.
18. Provide ergonomic work stations for staff (in Housing Control and Staff Stations).
19. Provide natural daylight into every Cell and Dayroom.
20. Provide good ventilation and temperature control in an energy-efficient way.
21. Provide staff with easily accessible controls for water, steam (if used), doors, and lighting.
22. Enable all controls and monitors in Housing Unit Control rooms to be controlled and monitored also from Master Control.
23. Provide for immediate lock-downs, access to emergency equipment, and access/egress during fires and other emergencies.
24. Provide adequate storage for cleaning, hygiene, recreation.

Functions & Activities:
Within Housing (also see next section on Functions & Activities within or adjacent to Housing)

Offenders' Functions & Activities:

1. Sleeping.
2. Hygiene and grooming.
3. Dining (in dayrooms, and when necessary, cells).
4. Leisure time activities including reading, writing, passive recreation, watching (selected, controlled) television.
5. Exchanging linens, towels, and clothes.
6. Receiving information through mail, announcements.
7. Emailing (screened) through J-Pay.
8. Making telephone calls (collect) to family, and approved legal calls.
9. Cleaning.
10. For others than short-term population: ordering and receiving commissary.

Staff Functions & Activities

1. Observing, monitoring, recording behaviors, keeping logs; contributing to the assessment process.
2. Managing offenders.
3. Searching cells; conducting inspections.
4. Conducting counts.
5. Responding to altercations.
6. Distributing approved medications.
7. Supervising haircuts.
8. Issuing and picking up mail.
9. Issuing commissary (only in longer-term housing units).

<p>Functions & Activities: <i>Immediately Adjacent to or Within each Housing Unit</i></p>	<p><u>Offenders' Functions & Activities:</u></p> <ol style="list-style-type: none"> 1. Participating in orientation. 2. Being interviewed. 3. Taking tests, being assessed. 4. Recreating (in partially covered outdoor area). 5. Video visiting. 6. Researching and checking on legal matters. 7. Receiving medication. 8. Being examined: Sick call. <p><u>Staff Functions & Activities</u></p> <ol style="list-style-type: none"> 1. Watching offenders move from area to area within or adjacent to housing; escorting offenders to other areas. 2. Orientating, interviewing, and testing offenders. 3. Formulating recommendations. 4. Compiling reports. 5. Interfacing with offenders' families. 6. Controlling movement; locking & unlocking doors. 7. Supervising offender workers. 8. Medically examining offenders. 9. Counseling offenders. 10. Supervising haircuts. 11. Conducting disciplinary hearings. 								
<p>Hours of Operation for this Component</p>	<table border="1"> <tr><td>Mon</td></tr> <tr><td>Tues</td></tr> <tr><td>Wed</td></tr> <tr><td>Thurs</td></tr> <tr><td>Fri</td></tr> <tr><td>Sat</td></tr> <tr><td>Sun</td></tr> </table>	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	<p>Housing pods: 24 hours/day, 7 days/week. Areas immediately adjacent to housing pods: primarily 8 am – 9 pm.</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p>
Mon									
Tues									
Wed									
Thurs									
Fri									
Sat									
Sun									

Offenders Served by this Component	Total number of offenders served by this component	48 per Close Custody Housing Pod			
	Total in this component at the same time	Up to 35 in Large Multi-purpose Up to 25 in Multi-purpose Up to 48 in a Dayroom Up to 48 in Recreation			
Offenders Served by this Component, continued	Offender categories	Those who warrant placement in Close Custody rather than Medium Security Housing, including some: <ul style="list-style-type: none"> • Reception offenders • In Transit offenders • Short term sentenced offenders • Violators 			
Numbers of Staff by Position & Shift For every three 48-bed Housing Units (144 offenders)	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Unit Supervisor		1		1.0
	Sergeants		1	1	3.46
	Correctional Officers: Housing Control	1	1	1	5.19
	Correctional Officers: Rovers	2	3	3	13.84
	Classification Counselors 2		2	2	6.92
	Classification Counselors 3		1		1.73
Total	3	9	7	32.14	

Other Users, if any: Categories, number	Category	Total #	At same time
	Nurses, mental health counselors, volunteer clergy, other volunteers leading programs in multipurpose rooms.		0 - 5

Close Custody (Housing & Support for 144-bed Housing Unit with three 48-bed Pods)

Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
<i>For every 48-bed Pod</i>					
x.1	Single cells	16	80	1,280	1
x.2	Handicapped accessible 2-person cells	2	90	180	2
x.3	Two person cells	14	80	1,120	3
x.4	Dayroom	1	1,680	1,680	4
x.5	Staff station within Dayroom	1	80	80	5
x.6	Food / Laundry Distribution	1	100	100	6
x.7	Showers	5	25	125	7
x.8	Handicapped accessible shower	1	40	40	8
x.9	Video Visiting / J-pay stations	2	30	60	9
x.10	Counseling / Interview / Pill Distribution & Initial Sick Call Screening Room	1	100	100	10
x.11	Janitors Closets	2	30	60	11
x.12	Storage (toiletries, etc.)	1	30	30	12
Subtotal for every 48-bed Pod				4,855	
Subtotal for all three 48-bed Pods comprising 1 Close Custody Housing Unit				14,565	
<i>Support Spaces for three 48-bed Pods, comprising 1 Unit</i>					
x.13	Housing Control Room	1	150	150	13

x.14	Housing Control Room Toilet (not H/C)	1	30	30	14
x.15	Unit Manager's Office	1	120	120	15
x.16	Sergeant's Office	1	100	100	16
x.17	Large Multi-purpose / Classroom / Testing / Hearing	1	700	700	17
x.18	Multi-purpose / Classroom / Testing / Hearing	1	500	500	18
x.19	Legal Library (computer) / Interview Rooms	2	80	160	19
x.20	Sick Call / Triage	1	120	120	20
x.21	Medication Storage	1	80	80	21
X.22	Classification & General Counseling Offices	4	100	400	22
x.23	Telecommunications Room	1	90	90	23
x.24	High security holding cells	2	60	120	24
x.24a	Security Vestibule for holding cells	1	50	50	24
x.25	"Dirty" Laundry Staging	1	120	120	25
x.26	"Clean" Laundry & Storage (including bed rolls)	1	150	150	26
x.27	Staff Toilet	1	45	45	27
x.28	Offender Toilet	1	45	45	28
x.29	Recycling Staging Closet	1	50	50	29
x.30	Janitors Closet	1	50	50	30
x.31	Pedestrian Sallyport	1	80	80	31
Subtotal for Support/Programs serving three 48-bed Pods comprising 1 Close Custody Housing Unit				3,160	
Subtotal for three 48-bed Pods & Support/Programs areas comprising 1 Close Custody Housing Unit				17,725	
Efficiency Factor				1.68	
Total Enclosed Gross Square Feet for each Close Custody Housing Unit (144 beds)				29,778	

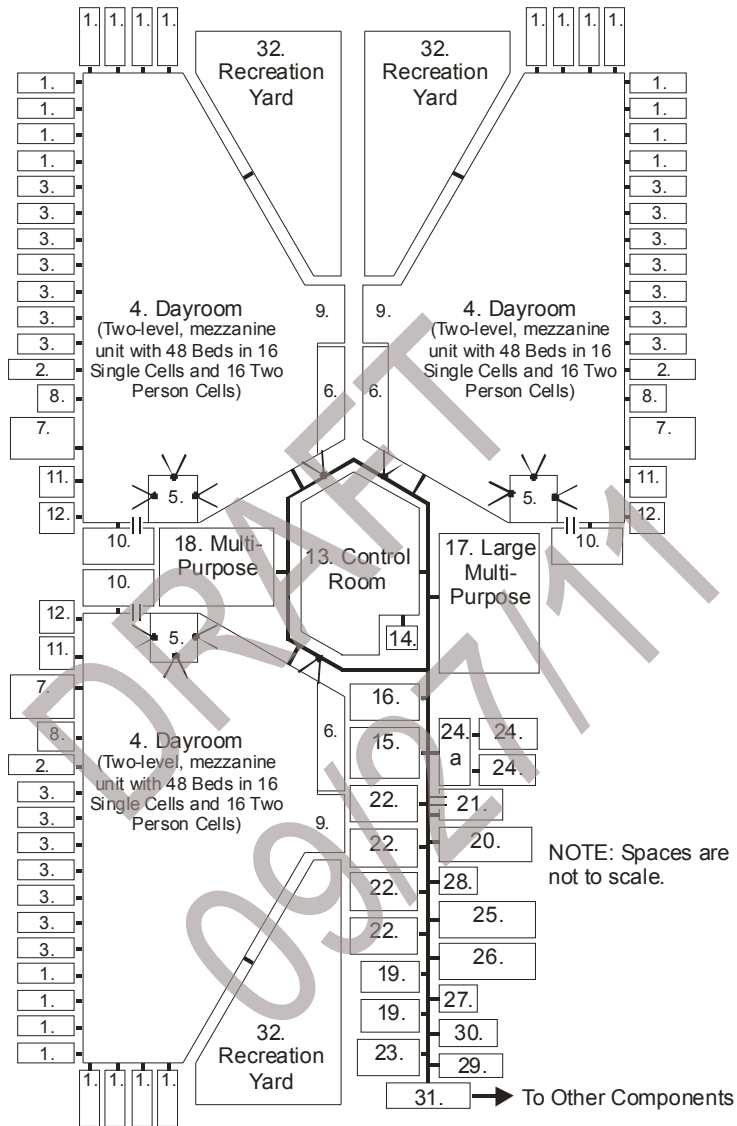
For three 48-bed pods comprising 1 Close Custody Housing Unit: Outdoor areas					
x.32	Recreation Yards (partially covered)	3	750	2,250	32
Subtotal Enclosed Gross Square Feet for each Close Custody Housing Unit (144 beds)				29,778	
Subtotal Exterior Gross Square Feet for each Close Custody Housing Unit (144 beds)				2,250	
Subtotal Enclosed Gross Square Feet for both Close Custody Housing Units (288 beds)				59,556	
Subtotal Exterior Gross Square Feet for both Close Custody Housing Units (288 beds)				4,500	

Notes

1. Contains bed, desk, combination stainless steel toilet and sink; borrowed light; security slider door.
2. Similar to single cell; one on main level is handicapped accessible; another one above it on mezzanine level (to maintain same footprint) is not accessible.
3. Contains two bunks, two desks, combination stainless steel toilet and sink; borrowed light; security slider door.
4. Fixed tables & chairs, suitable for dining, counter with sink, shelves for books, large screen television (perhaps with headphones), adjacent to Showers, Janitors Closet, Storage Closet. Windows, ideally with view. Seating for 30 offenders.
9. With video conference capability for limited lawyer and visiting use if needed.
10. Office / interview room, with lockable Dutch door or interior window that can be used for pill distribution. Next to water fountain (in Dayroom).
11. With utility/mop sink with hot and cold water, exhaust fan, and shelves. One on main level and one on mezzanine (above the main level one).
12. Lockable; general supplies; includes shelving.
13. Raised with view of all cell fronts, shower fronts, and offender circulation and exercise areas; door controls, monitors; adjacent to control room toilet; secure.
14. Toilet for control room officer; not handicapped accessible.
15. Enclosed office, with visibility of adjoining corridor and nearby spaces.
16. Enclosed office, with visibility of adjoining corridor and nearby spaces.
17. With computer workstations, tables and chairs, or combination student desk/ chairs; counter with sink; space for up to 35 people; visible from staff areas.
18. With tables and chairs, or combination student desk/chairs; for up to 25

- people; visible from staff areas. Capable of adding computer workstations.
19. Enclosed, acoustically private but with visibility from staff areas; computer for legal research.
 20. Sick Call / Triage room with exam table, lockable cabinets, computer connection, sink and counter.
 21. Medication Staging room with highly secure door; sink, refrigerator, room for carts; shelves. Next to Sick Call / Triage room.
 22. Individual offices primarily for Classification Counselors, also for other professional staff to use with offenders; with glazing for views, lockable.
 23. Secure/ventilated closet suitable for equipment.
 24. Holding cells accessed via a Security Vestibule; cells used for searches and very short term holding; one with a stainless steel combination toilet/sink, while the other is dry.
 25. For carts containing dirty laundry.
 26. Shelving with bedrolls and other supplies, space for carts for clean laundry.
 27. Handicapped accessible, lockable from inside and outside, with sink and toilet.
 28. For offenders, sink and toilet, handicapped accessible, lockable by staff only.
 29. For staging recyclables; well ventilated.
 30. With utility/mop sink with hot and cold water, exhaust fan, and shelves.
 31. Interlocked doors to Pedestrian Sallyport controlled from Master Control and Housing Control; cameras, intercoms.
 32. Recreation Yards off each Dayroom; glazing for natural light and staff visibility. Fully walled. Half covered for use while it is raining.

Close Custody Housing Adjacency Diagram



Key:	
1. Single cells	18. Multi-purpose / Classroom / Testing / Hearing
2. Handicapped accessible 2-person cells	19. Legal Library (computer) / Interview Rooms
3. Two person cells	20. Sick Call / Triage
4. Dayroom	21. Medication Staging
5. Staff station within Dayroom	22. Classification and General Counseling Offices
6. Food / Laundry Distribution	23. Telecommunications Room
7. Showers	24. High security holding cells
8. Handicapped accessible shower	24a. Security Vestibule to holding cells
9. Video Visiting / J-pay stations	25. "Dirty" Laundry Staging
10. Counseling / Interview / Pill Distribution & Initial Sick Call Screening Room	26. "Clean" Laundry & Storage (including bed rolls)
11. Janitors Closets	27. Staff Toilet
12. Storage (toiletries, etc.)	28. Offender Toilet
13. Housing Control Room	29. Recycling Staging Closet
14. Housing Control Room Toilet (not hand. Acc.)	30. Janitors Closet
15. Unit Manager's Office	31. Pedestrian Sallyport
16. Sergeant's Office	32. Recreation Yards (partially covered)
17. Large Multi-purpose / Classroom / Testing / Hearing	

3.4.10 Segregation Housing

Operational Program

Operational & Design Objectives	<ol style="list-style-type: none">1 Provide for the safety and security of staff and offenders.2 Facilitate staff observation of all offenders within all areas to help maintain safety and security, and to contribute to the assessment process.3 Encourage positive behaviors.4 Minimize gang and other violence, bullying, intimidation, physical assaults, sexual assaults.5 Minimize attempted suicides and other self-destructive behaviors.6 Facilitate staff control and management of all offenders and housing areas.7 Minimize groupings of offenders.8 Minimize stress and tension of staff and offenders.9 Enable staff to observe, interact with, and counsel offenders.10 Limit noise; facilitate staff and offenders hearing each other when desired and needed: provide good acoustics.11 Provide appropriate spaces for the assessment process in or adjacent to housing that help ensure that assessments are no more time-consuming than necessary, and at the same time provide all needed information.12 Provide for all of the offenders in Segregation Housing to be in Single Cells.13 Accommodate physically and mentally disabled offenders, and physically disabled staff.14 Within the Segregation Units, accommodate orientation, provide individual outdoor recreation, individual indoor recreation, assessments/testing/ interviews, sick call, pill distribution, video visiting, hearings, and access to legal materials.
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- 15 Minimize movement of segregation offenders; however, facilitate limited offender movement to health services when medical services cannot be provided in the Housing Unit.
- 16 Facilitate Indirect Supervision with adjacent Housing Control Room.
- 17 Provide ergonomic work stations for staff in Housing Control.
- 18 Provide natural daylight into every Cell.
- 19 Provide good ventilation and temperature control in an energy-efficient way.
- 20 Provide staff with easily accessible controls for water, steam (if used), doors, and lighting.
- 21 Enable all controls and monitors in Housing Unit Control rooms to be controlled and monitored also from Master Control.
- 22 Provide for immediate lock-downs, access to emergency equipment, and access/egress during fires and other emergencies.
- 23 Provide adequate storage for cleaning, hygiene, recreation.

Functions & Activities: *Within Housing (also see next section on Functions & Activities within or adjacent to Housing)*

Offenders Functions & Activities:

1. Sleeping.
2. Hygiene and grooming.
3. Dining in cells.
4. Leisure time activities including reading, writing, passive recreation, watching (selected, controlled) television.
5. Exchanging linens, towels, and clothes.
6. Receiving information through mail, announcements.
7. Emailing (screened) through J-Pay for some Segregation offenders.
8. Making telephone calls (collect) to family, and approved legal calls.
9. Cleaning.
10. As an exception in Segregation: ordering and receiving commissary.

Staff Functions & Activities

1. Observing, monitoring, recording behaviors, keeping logs; contributing to the assessment process.
2. Managing offenders.
3. Searching cells; conducting inspections.
4. Conducting counts.
5. Responding to altercations.
6. Distributing approved medications.
7. Supervising haircuts.
8. Issuing and picking up mail.
9. Issuing commissary (as an exception in Segregation).



<p>Functions & Activities: <i>Immediately Adjacent to or Within each Housing Unit</i></p>	<p><u>Offenders Functions & Activities:</u></p> <ol style="list-style-type: none"> 1. Participating in orientation. 2. Being interviewed. 3. Taking tests, being assessed. 4. Recreating (in partially covered outdoor area). 5. Video visiting. 6. Researching and checking on legal matters. 7. Receiving medication. 8. Being examined: Sick call. <p><u>Staff Functions & Activities</u></p> <ol style="list-style-type: none"> 1. Escorting offenders one at a time from area to area within or adjacent to housing or to other areas. 2. Orientating, interviewing, and testing offenders. 3. Formulating recommendations. 4. Compiling reports. 5. Interfacing with offenders' families (classification counselors). 6. Controlling movement; locking & unlocking doors. 7. Medically examining offenders. 8. Counseling offenders. 9. Supervising haircuts. 10. Conducting disciplinary hearings. 	
<p>Hours of Operation for this Component</p>	<p>Mon Tues Wed Thurs Fri Sat Sun</p>	<p>24 hours/day, 7 days/week. Most areas immediately adjacent to housing units: 8 am – 9 pm.</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p> <p>same</p>
<p>Offenders Served by this Component</p>	<p>Total number of offenders served by this component</p> <p>Total in this component at the same time</p>	<p>64</p> <p>Most activities involve 1 offender in a space at a time</p>

Offenders Served by this Component continued	Offender categories	<ul style="list-style-type: none"> • Reception Center offenders who are charged with or found guilty of committing serious offenses while in custody. This includes Violators and those with short sentences. • Those who need protection from other offenders (Protective Custody). • Stays in Segregation up to 30 days. 			
Numbers of Staff by Position & Shift For the entire Segregation Unit (including four 16-bed pods)	Position	Number of Staff at one time			Total including Relief
		1st shift	2nd shift	3rd shift	
	Unit Supervisor		2	1	3
	Sergeants	1	1	1	5.19
	Correctional Officers: Housing Control	1	1	1	5.19
	Correctional Officers	1	1	1	5.19
	Correctional Counselors		3	3	6
	Administrative Segregation Hearing Officer		1		1.23
	Hearing Escort Officer		1		1.23
	Clerical		1		1.0
	Classification Counselor 2		1		1.73
	Total	3	12	7	29.76
Other Users, if any: Categories, number	Category	Total #			At same time
	Nurses, mental health counselors, volunteer clergy, other volunteers.				0 - 4

Segregation Housing (64 Offenders)

Architectural Program Space List

Space		No. of Spaces	Net Usable Sq. Ft	Total NSF	See Note #
#	Name				
<i>For three 16-Bed Segregation Pod for Adults (note: one level, no mezzanine; non-handicapped accessible)</i>					
x.1	Single cells	16	80	1,280	1
x.2	Showers	2	25	50	2
x.3	Outdoor Exercise Areas	2	180		3
x.4	Interview / Testing / Law Library	1	120	120	4
Subtotal for each non-accessible 16-cell pod				1,450	
Subtotal for all three non-accessible pods				4,350	
<i>For one 16-Bed Segregation Pod for Adults (note: one level, no mezzanine; handicapped accessible)</i>					
x.5	Single cells	12	80	960	5
x.6	Handicapped accessible single cells	4	90	360	6
x.7	Shower	1	25	25	7
x.8	Handicapped accessible shower	1	40	40	8
x.9	Outdoor Exercise Areas	2	180		9
x.10	Interview / Testing / Law Library	1	120	120	10
Subtotal for the accessible 16-cell pod				1,505	
Subtotal for all four pods				5,855	
<i>Segregation Unit Support Spaces</i>					
x.11	Housing Control Room	1	150	150	11
x.12	Housing Control Room Toilet (not H/C)	1	30	30	12
x.13	Hearing / Multi-Purpose Room	1	160	160	13
x.14	Office for Administrative Segregation Hearing Officer and Hearing Escort	1	160	160	14

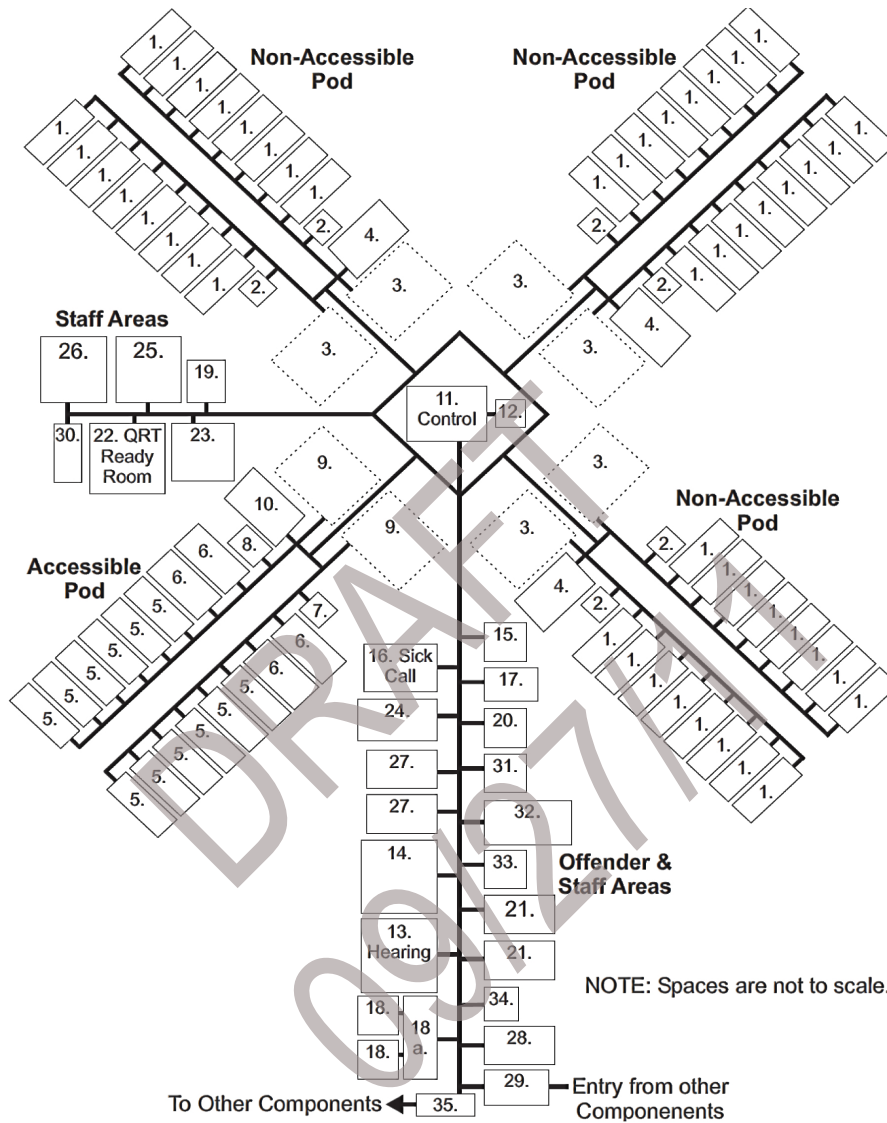
x.15	Future (space for Video Visitation should it be needed in future for PC's)	1	50	50	15
x.16	Sick Call / Triage	1	120	120	16
x.17	Cart Staging Alcove	1	60	60	17
x.18	Holding Cells / Strip Search / Offender Processing	2	60	120	18
x.18a	Security Vestibule to holding cells	1	50	50	18
x.19	Staff Toilet	1	45	45	
x.20	Offender Toilet	1	45	45	
x.21	Offender Property Storage / General Storage	2	100	200	
x.22	QRT Ready Room	1	160	160	
x.23	QRT Equipment storage	1	80	80	
x.24	Unit Manager's Office (CUS)	1	120	120	
x.25	Sergeant's Office	1	100	100	25
x.26	Clerk's Office	1	100	100	26
x.27	Counselor's Offices	2	100	200	27
x.28	Security Electronics Room	1	120	120	28
x.29	Telecommunications Room	1	90	90	29
x.30	"Dirty" Laundry Staging	1	50	50	30
x.31	"Clean" Laundry & Storage (including bed rolls)	1	100	100	31
x.32	Janitors Closet	1	50	50	32
x.33	Recycling Staging Closet	1	50	50	33
x.34	Pedestrian Sallyport	1	80	80	34
Subtotal for Segregation Unit Support Spaces				2,490	
Subtotal for Segregation Unit Support Spaces and All Four 16-Bed Housing Pods				8,345	
Efficiency Factor				1.68	
Total Enclosed Gross Square Feet				14,020	
Total Enclosed Outdoor Areas (4 Exercise Yards)				720	

Notes

1. Maximum security cells; upper & lower food/cuff passes on door, view lite; contains bed, desk, combination toilet and sink, and window to outside.
2. Shower and drying area; design to provide privacy and visibility; non-slip floors; lockable.
3. Outdoor space not included in square footage totals; within view of control officer; covered with high security mesh (or similar) providing fresh air; single occupancy. Partially covered.
4. Interview room, with video conference capability for lawyers and others; computer with access to legal materials only; collect only phone.
5. Maximum security cells; upper & lower food/cuff passes on door, view lite; contains bed, desk, combination toilet and sink, and window to outside.
6. Similar to typical cell but accessible.
7. Shower and drying area; design to provide privacy and visibility; non-slip floors; lockable.
8. Similar to other showers but accessible.
9. Outdoor space not included in square footage totals; within view of control officer; covered with high security mesh (or similar) providing fresh air; single occupancy. Partially covered.
10. Interview room, with video conference capability for lawyers and others; computer with access to legal materials only; collect only phone.
11. Raised with view of all offender circulation and exercise areas; controls to all doors, intercoms; adjacent to toilet.
12. Adjacent to Control Room, not handicapped accessible.
13. Hearing Room with table and six chairs; workstation with computer.
14. Two person offices, each workstation with a desk, file cabinet, desk chair, visitor's chair.
15. Should video conferencing or visiting be needed in the future, this small room would be used for that.
16. Examination/Sick call room with exam table, lockable cabinets, computer connection, sink and counter.
17. Out of the way area for food carts.
18. Near entry to Segregation. Off of security vestibule, these rooms used for segregation processing, strip searches, and movement transfer holding; short-term use, so no plumbing fixtures.
18. A. Security Vestibule between corridor and Holding Cells.
20. Offender Toilet with stainless steel sink and toilet, handicapped accessible.
21. Storage rooms with shelving.

22. Table, five chairs, computer workstation with large screen.
23. Shelving suitable for QRT equipment.
24. Private office with glazing to corridor and, if feasible, other areas.
25. Private office with glazing to corridor and, if feasible, other areas.
26. Private office with glazing to corridor and, if feasible, other areas.
27. Two offices each with table, two chairs, computer, file cabinet; glazing to corridor.
28. For security electronics equipment, very secure; entry from another area (outside of Segregation housing).
29. For telecommunications equipment, very secure.
30. For carts containing dirty laundry.
31. Shelving with bedrolls and other supplies, space for carts for clean laundry.
32. With utility/mop sink with hot and cold water, exhaust fan, and shelves.
33. For staging recyclables; well ventilated.
34. Interlocked doors to Pedestrian Sallyport controlled from Master Control; cameras, intercoms.

Segregation Housing Adjacency Diagram



Key:

- | | |
|--|---|
| 1. Single cells | 18a. Security Vestibule to holding cells |
| 2. Showers | 19. Staff Toilet |
| 3. Outdoor Exercise Areas | 20. Offender Toilet |
| 4. Interview / Testing / Law Library | 21. Offender Property Storage / General Storage |
| 5. Single cells | 22. QRT Ready Room |
| 6. Handicapped accessible single cell | 23. QRT Equipment storage |
| 7. Shower | 24. Unit Manager's Office (CUS) |
| 8. Handicapped accessible shower | 25. Sergeant's Office |
| 9. Outdoor Exercise Areas | 26. Clerk's Office |
| 10. Interview / Testing / Law Library | 27. Counselor's Offices |
| 11. Housing Control Room | 28. Non-contact Visiting Room |
| 12. Housing Control Room Toilet (not hand. acc.) | 29. Security Electronics Room |
| 13. Hearing / Multi-Purpose Room | 30. Telecommunications Room |
| 14. Office for Administrative Segregation Hearing Officer and Hearing Escort | 31. "Dirty" Laundry Staging |
| 15. Future space for Video Visitation (should it be needed in the future for PC's) | 32. "Clean" Laundry Staging |
| 16. Sick Call / Triage | 33. Janitor's Closet |
| 17. Cart Staging Alcove | 34. Recycling Staging Closet |
| 18. Holding Cells / Strip Search / Offender Processing | 35. Pedestrian Sallyport |

3.4.11 Healthcare

Operational Program

Operational & Design Objectives	<ul style="list-style-type: none">• Provide for the administration of healthcare services for the reception center.• Provide for diagnostic and development of healthcare records of new intake offenders• Provide for triage and treatment of immediate mental health needs for new intake offenders.• Provide health services for short term offenders at the reception center• Provide facilities to attract and keep good healthcare staff.• Provide a collegial and collaborative healthcare environment.• Maximize facility, staff and offender safety.
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DRAFT
09/27/11

Functions & Activities:

- Audio privacy needed for intake information gathering. Interview rooms for screening would be preferred. Outside visual supervision possibly with glass and privacy screen inside the interview room.
- For acute intake, after immediate triage, they are moved to the clinic or a medical bed in the infirmary.
- For non-acute inmates, they go to a housing unit with physicals given over the next two days later.
- An 8 minute dental review is currently completed on the incoming inmates within the first 2 days.
- Medical exam should occur first so that appropriate lab work can be ordered. This would avoid redoing lab work for the inmate.
- Currently, physicals occur between 7am -11am for between 25 to 50 individuals.
- The objectives of the review:
 - treat existing symptoms
 - determine undetected problems
 - start a medical record
 - identify the best prison to send the inmate
- PUL PXT is the medical acronym for the classification designation.
- Flow chart on the current inmate medical screening is included on following pages.
- The future need for beds is:
 - 6 medical beds needed for average daily use
 - 4 beds of isolation will be provided
- A central pharmacy with carts to deliver meds to the housing units is a preferred distribution system. Sick call can be on the unit with exam room space provided.

- In the near future, pharmacy may use a machine to dispense meds. These machines may hold up to 200 different meds and is dispense into individual bag for each inmate. The machine will need sufficient cooling in the room.
- There are 4 dental chairs provided. Logistics for 6 chairs are provided for future expansion which would allow an option for some limited dental work for the inmates to be placed in Minimum camps.
- The idea that the Medical/Classification staff jointly evaluate the inmate condition and identify where the inmates are to be placed is something the Medical staff would prefer.
- Mental Health and Medical/Dental staff should be located together for ease of consultations.

		Infirmary	Clinic
Hours of Operation for this Component	Mon	7 AM – 6 PM	24 hours / day
	Tues	7 AM – 6 PM	24 hours / day
	Wed	7 AM – 6 PM	24 hours / day
	Thurs	7 AM – 6 PM	24 hours / day
	Fri	7 AM – 6 PM	24 hours / day
	Sat	7 AM – 6 PM	24 hours / day
	Sun	7 AM – 6 PM	24 hours / day
Offender Served by this Component	Total number of inmates served by this component		1024
	Total in this component at the same time		

Number of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st (Night) Shift	2 nd (Day) Shift	3 rd (Evening) Shift	
	Physician 3	1	1	1	
	Corr Healthcare Specialist	1	1	1	
	Corr Mental Health CN		1		
	Dentist 2		1	1	
	Dental Assistant		2	2	
	Reg Nurse 3	1	1	1	
	Reg Nurse 2	5	5	5	
	LPN 4		1		
	LPN 2	2	3	2	
	Nurse Assistant	1	1		
	Pharmacist Clinical		1		
	Pharmacist		1		
	Pharmacy Tech	1	1	1	
	Forms and Records Analyst		1		
	Lab Technician		1		
	Image Technician		1		
	Secretary Supervisor		1		
	Office Support Supervisor		1		
	Office Assistant 3	2	3	2	
	Health Care Mgmt 2		1		
	Health Care Mgmt 1		1		
	Correctional Officer	3	2	2	10.38
	Total	15	31	17	5.19

Healthcare

Architectural Program Space List

Space	Name	Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
Administration					
x.1	Healthcare Manager's Office	2	120	240	1
x.2	Medical Director's Office	1	120	120	2
x.3	Conference / Training / Library	1	250	250	3
x.4	Staff Workroom	1	120	120	4
x.5	Reception waiting / Secretary	1	120	120	5
x.6	Staff break	1	150	150	6
x.7	Staff Locker room	1	200	200	7
x.8	Staff Restroom	2	70	140	8
x.9	Copy room / storage	1	80	80	9
x.10	Director of Nursing	1	120	120	10
Medical / Clinic					
x.11	Exam Room	10	110	1100	11
x.12	Provider office	7	70	490	12
x.13	Infection Control - RN	1	100	100	13
x.14	Laboratory	1	160	160	14
x.15	Phlebotomy alcove	2	20	40	15
x.16	Optometry Room	1	120	120	16
x.17	Trauma, Treatment	1	440	440	17
x.18	Nurses work Station	4	70	280	18
x.19	Clean Utility	1	80	80	19
x.20	Dirty Utility	1	80	80	20
x.21	Exam Consulting Offices	1	120	120	21
x.22	Change Nurse	1	80	80	22
x.23	Offender Restroom	2	45	90	23
x.24	Holding Cell	1	40	40	24
x.25	Officers post	1	65	65	25
x.26	Open Offender Waiting	2	225	450	26
Medical / Infirmary					
x.27	Clean Utility	1	160	160	27
x.28	Dirty Utility	1	120	120	28

x.29	Nurses station	5	60	300	29
x.30	Dayroom	1	120	120	30
x.31	Equipment alcove	1	100	100	31
x.32	Food cart station	1	40	40	32
x.33	Food Prep Pantry	1	80	80	33
x.34	General Storage	1	120	120	34
x.35	Gurney / Wheelchair alcove	1	60	60	35
x.36	Hand washing station alcove	3	10	30	36
x.37	Isolation Rooms	4	160	640	37
x.38	Isolation Vestibule	2	60	120	38
x.39	Janitor's Closet	1	50	50	39
x.40	Medication Room	1	100	100	40
x.41	Officers post	1	65	65	41
x.42	Offender shower	1	45	45	42
x.43	Staff Restroom	1	70	70	43
x.44	Double Rooms	2	210	420	44
x.45	Single Rooms	1	144	144	45
x.46	Single Room (Level 5)	1	144	144	46
x.47	Outdoor Exercise Yard	1	500	500	47
Radiology					
x.48	Control Alcove	1	40	40	48
x.49	Dressing area / lavatory	1	45	45	49
x.50	Machine space	1	250	250	50
x.51	Office / Work Station	1	80	80	51
Pharmacy / Records / Support					
x.52	Pharmacy	1	300	300	52
x.53	Medication Distribution	1	500	500	53
x.54	Health Records Administrator	1	100	100	54
x.55	Health Records	1	400	400	55
x.56	Health Records Clerical	6	45	270	56
x.57	Work area / Supply storage	1	100	100	57
x.58	Staff Restroom	2	90	180	58
x.59	Bio-refuse area	1	100	100	59
x.60	Central supply sterilization	1	180	180	60
x.61	General Storage	1	200	200	61
x.62	Janitor's Closet	1	50	50	62
x.63	Telecommunication room	1	120	120	63
x.64	Refuse / recycle	1	100	100	64
Dental					

x.65	Dental Xray (Panarex)	2	30	60	65
x.66	Dental Office	3	120	360	66
x.67	Dental Operatories	6	110	660	67
x.68	Dental Air Vacuum	1	60	60	68
x.69	Dental Admin Workstations	4	45	180	69
x.70	Dental Storage	1	60	60	70
x.71	Dental Work Sterilization	1	100	100	71
x.72	Clean Dental	1	100	100	72
Subtotal Net Square Feet for this Component				13298	
Component Efficiency Factor				1.45	
Internal Gross Square Feet for this Component				19282	

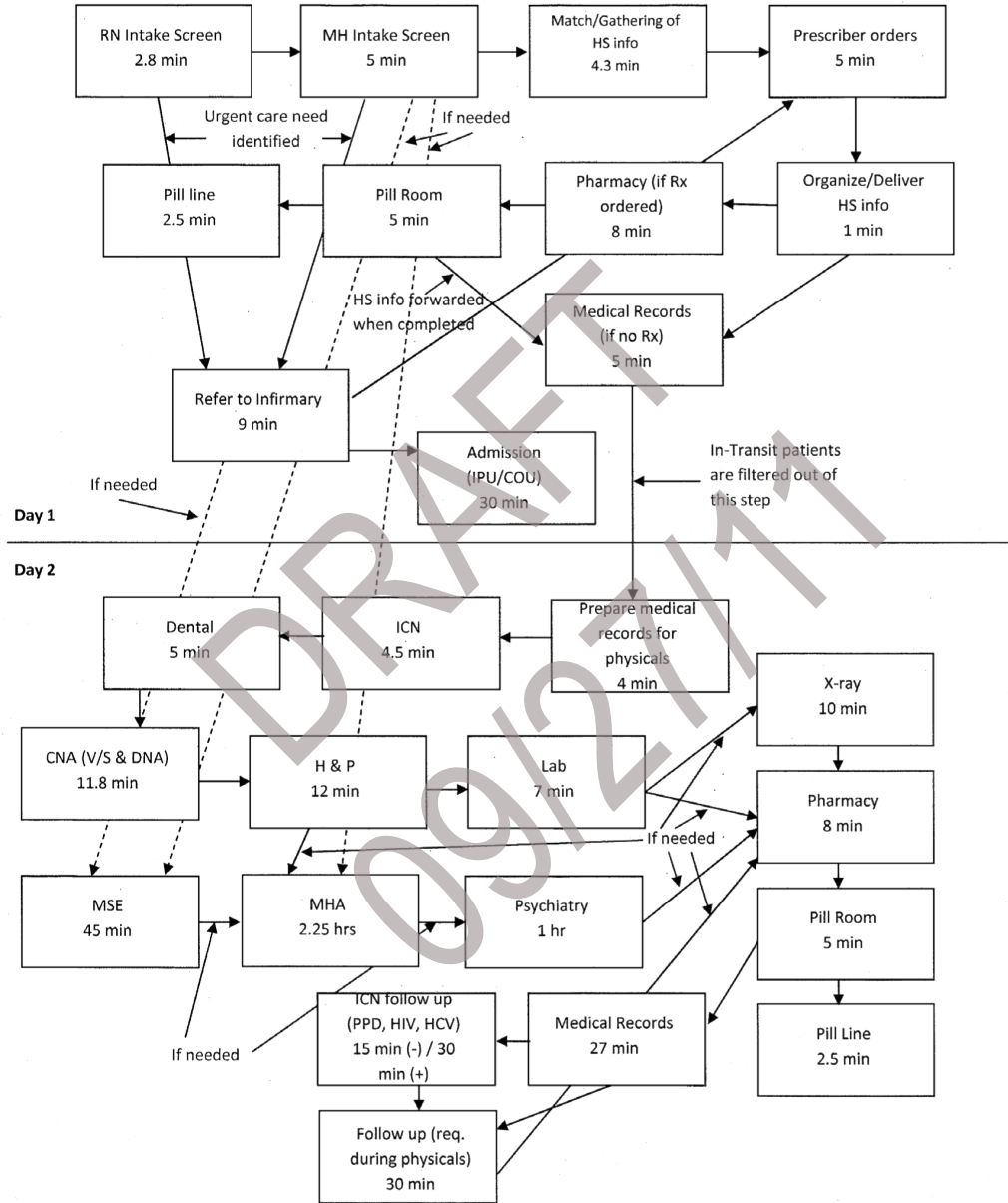
Notes

1. Adjacent to reception/ Secretary
2. Adjacent to reception/ Secretary
3. Book shelving for reference and training material
4. Work computers
5. Waiting area for up to 4
6. Coffee station and tables for 8 people
7. Unisex with 2 shower changing spaces
8. Unisex single occupant
9. Dedicated ventilation
10. Adjacent to medical director
11. Visibility into each space, privacy curtains and duress alarm, pc
12. Visibility into each space
13. Sink in space and close to waiting
14. Toilet room with
15. Alcove adjacent to lab
16. Dedicated space for optometry equipment
17. One space dividable into 2 table areas
18. Open contiguous work stations
19. Adjacent but separate from dirty utility
20. Utility sink with dedicated ventilation
21. Exam space for specialty consulting
22. Adjacent to nurse work station

23. Doors controlled by custody station
24. Dry holding cell
25. Work station for custody officer
26. Separate but visible from custody officer post
27. Adjacent to dirty utility
28. Utility sink with dedicated ventilation
29. Open contiguous work station
30. Visible from officer post and nurse station
31. Open alcove off main circulation
32. Adjacent to food prep pantry
33. Sink, refrigerator, work counter
34. Accessible from clinic and infirmary
35. Open alcove off main circulation
36. Dispersed throughout infirmary
37. Controlled environment negative pressure valves
38. Controlled access for isolation rooms with sink
39. Utility sink
40. Locked room with controlled access adjacent to nurse station
41. Open work station with food visible observation
42. ADA accessible
43. Adjacent to nurse station
44. Sink, toilet, and shower; headboard at each bed with medical gas and vacuum air.
45. Sink, toilet, and shower; headboard at each bed with medical gas and vacuum air.
46. Sink, toilet, and shower; headboard at each bed with medical gas and vacuum air.
47. Partially covered observable from officer station
48. Lead radiation protection
49. Sink, toilet
50. Lead radiation protection
51. Lead radiation protection
52. Controlled access and secure
53. Work counters and med cart storage

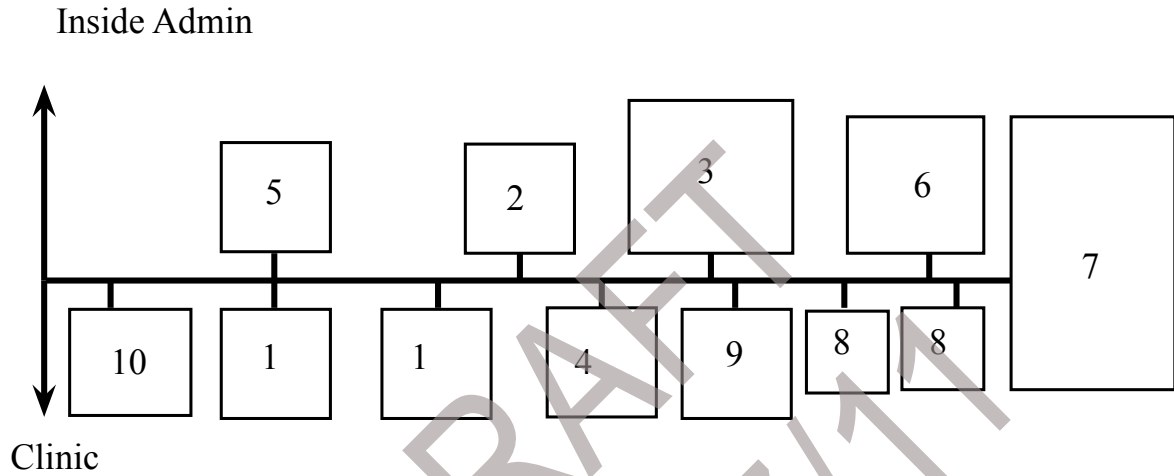
54. Adjacent to records and clerical staff
55. High density storage
56. Open work station within records
57. Copy area with dedicated ventilation
58. Male and Female restrooms
59. Adjacent to service yard
60. Accessible to clinic and infirmary
61. Accessible to clinic and infirmary
62. With utility sink
63. To support healthcare
64. Adjacent to service yard
65. With radiation shielding
66. Adjacent to admin workstations
67. Dental chairs, x-ray and sink
68. close isolation and waste access
69. Open contiguous work station
70. Adjacent to work station
71. Sink and ventilation

Intake Workflow for WCC



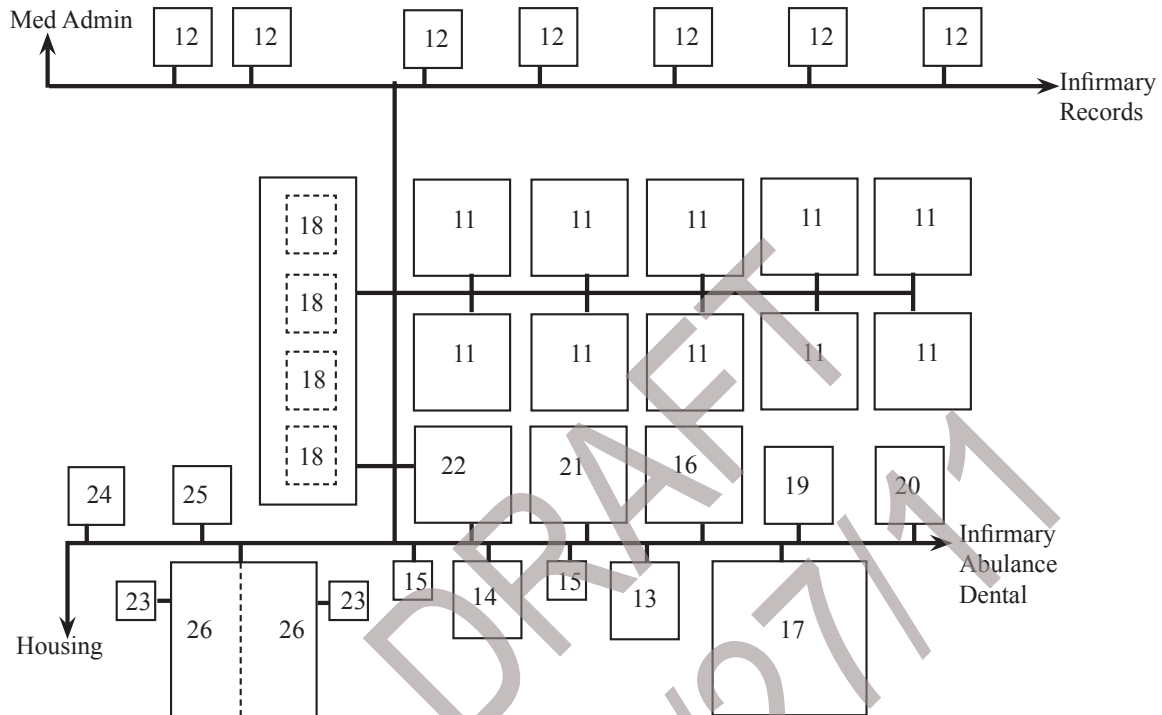
** Times noted are the average times each step takes per patient as reported by each division supervisor

Interior Administration Adjacency Requirements



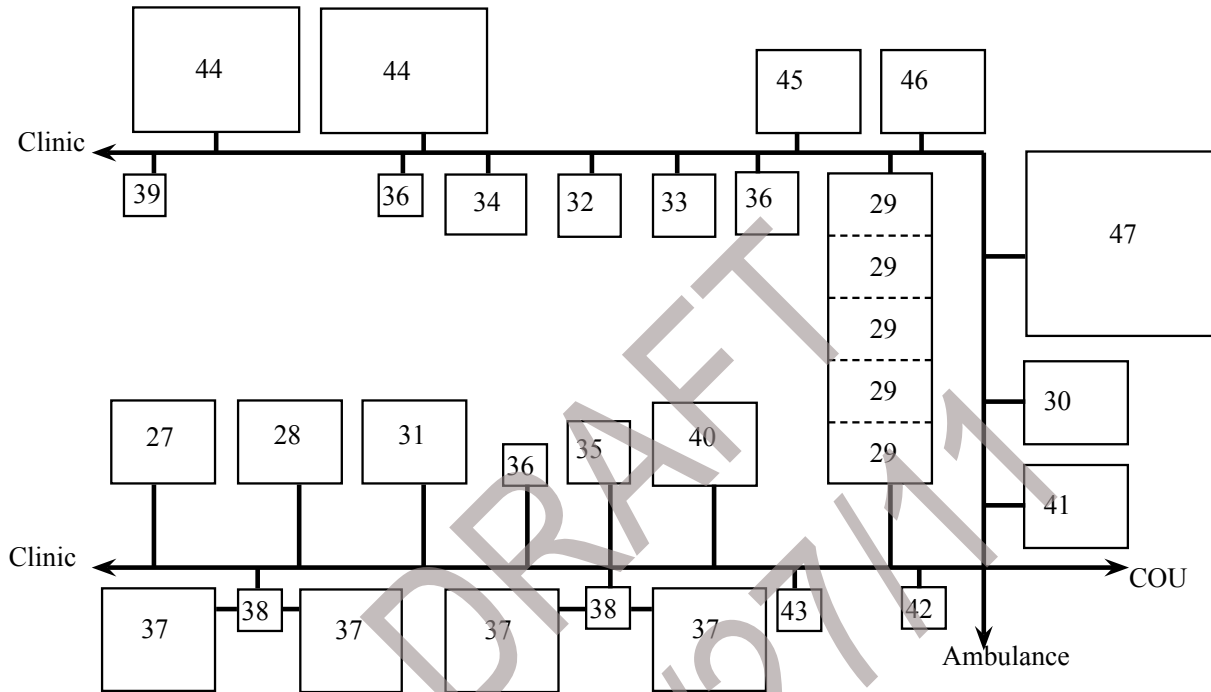
Key					
1	Healthcare Manager's Office	4	Staff Workroom	7	Staff Locker room
2	Medical Director's Office	5	Reception waiting / Secretary	8	Staff Restroom
3	Conference / Training / Library	6	Staff break	9	Copy room / storage
				10	Director of Nursing

Medical Clinic Adjacency Requirements



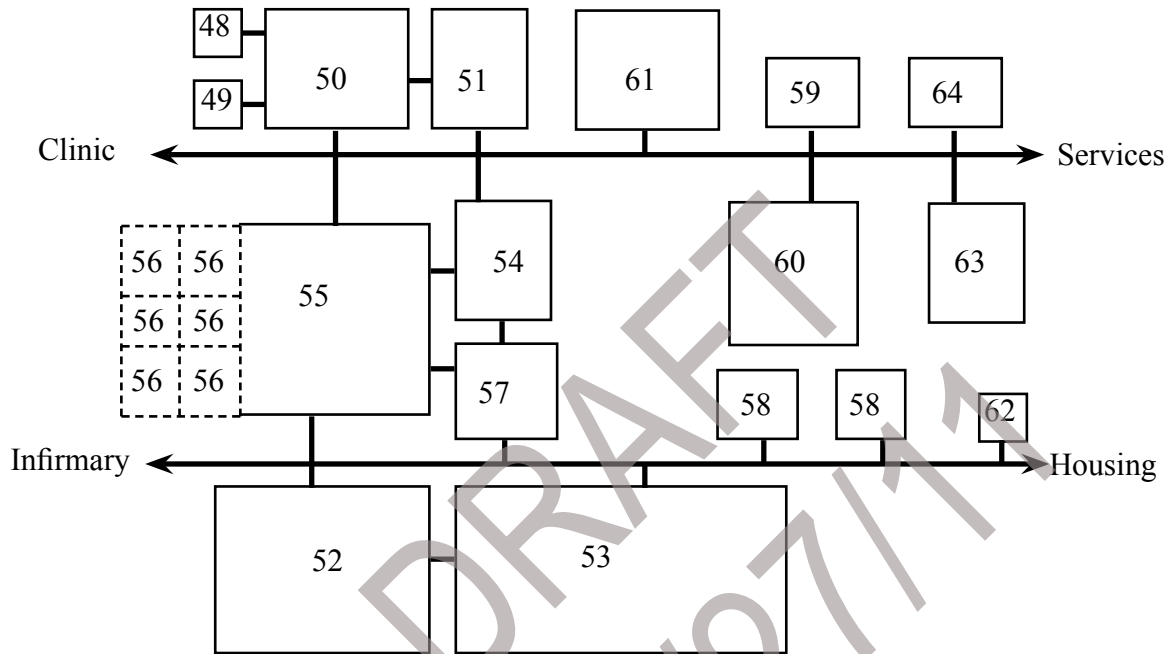
Key					
11	Exam Room	17	Trauma, Minor Surgery	23	Offender Restroom
12	Provider office	18	Nurses work room	24	Holding Cell
13	Infection Control - RN	19	Clean Utility	25	Officers post
14	Laboratory	20	Dirty Utility	26	Open Offender Waiting
15	Phlebotomy alcove	21	Exam Consulting Office		
16	Optometry Room	22	Charge Nurse		

Infirmary Adjacency Requirements



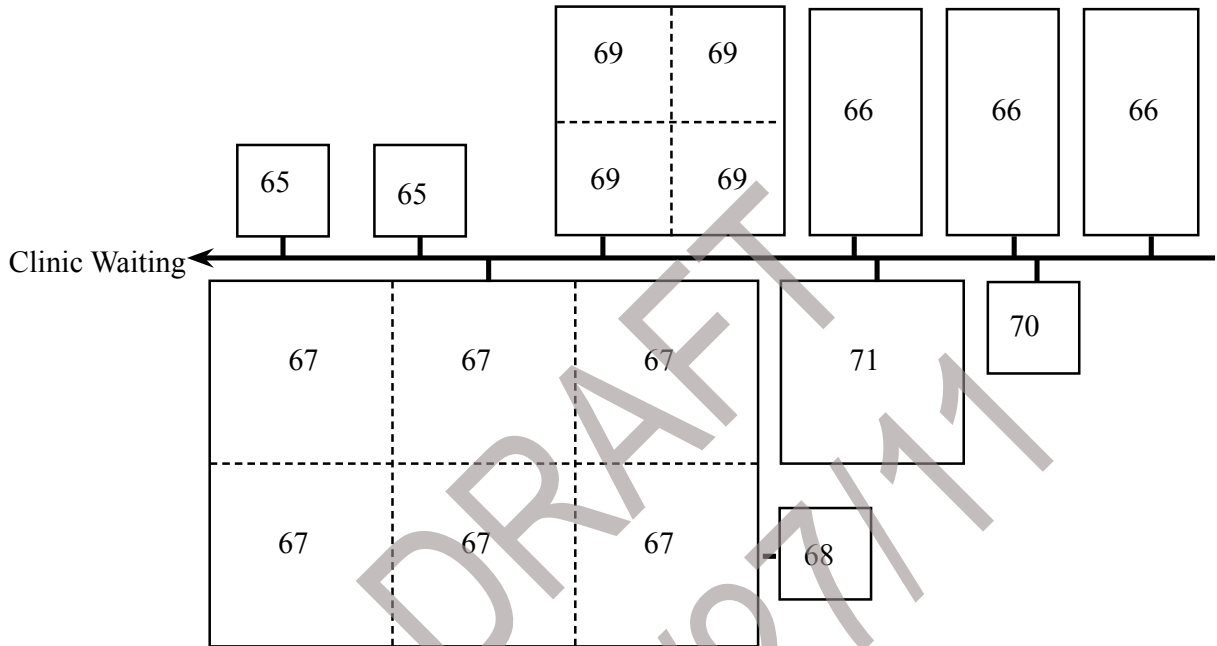
Key					
27	Clean Utility	34	General Storage	41	Officers post
28	Dirty Utility	35	Gurney / Wheelchair alcove	42	Offender shower
29	Nurses station	36	Hand washing station alcove	43	Staff Restroom
30	Dayroom	37	Isolation Rooms	44	Double Rooms
31	Equipment alcove	38	Isolation Vestibule	45	Single Rooms
32	Food Cart Station	39	Janitor's Closet	46	Single Room (Level 5)
33	Food Prep Pantry	40	Medication Room	47	Outdoor Exercise Yard

Radiology/Pharmacy/Record/Support Adjacency Requirements



Key					
48	Control Alcove	55	Health Records	62	Janitors Closet
49	Dressing area / Lavatory	56	Health Records Clerical	63	Telecommunications room
50	Machine space	57	Work area / Supply storage	64	Refuse/ Recycling
51	Office / Work Station	58	Staff Restroom		
52	Pharmacy	59	Bio-refuse area		
53	Medication Distribution	60	Central supply sterilization		
54	Health Records Administrator	61	General Storage		

Dental Adjacency Requirements



Key			
65	Dental Xray (Pan-arex)	69	Dental Admin Work-stations
66	Dental Office	70	Dental Storage
67	Dental Operatories	71	Dental Work Steril-ization
68	Dental Air Vacuum		

3.4.12 Mental Health

Operational Program

Operational & Design Objectives	<ol style="list-style-type: none"> 1. Provide for the administration of mental health services for the reception center. 2. Provide for diagnostic and development of mental health records of new intake offenders 3. Provide for triage and treatment of immediate mental health needs for new intake offenders. 4. Provide mental health services for short term offenders at the reception center 5. Provide facilities to attract and keep good healthcare staff. 6. Provide a collegial and collaborative healthcare environment. 7. Maximize facility, staff and offender safety.
Functions & Activities:	<ol style="list-style-type: none"> 8. The mental health services shall be adjacent to healthcare services and the reception classification area to facilitate the initial intake classification. 9. The mental health offices shall be adjacent to the close observation unit. 10. The offenders shall meet with practitioners in their offices. The offices need acoustical privacy and visual observation capabilities, along with duress alarm abilities. 11. The close observation unit will be run as a step down unit with a graduation from restraint beds to normal beds and fixtures. 12. All close observation rooms shall be directly observable from the officer work station. 13. Dayrooms, interview rooms and recreation areas shall be directly observable from the offender work stations. 14. All housing area shall be maintained by cameras.

		Clinic	COU		
Hours of Operation for this Component	Mon	7 AM – 6 PM	24 hours / day		
	Tues	7 AM – 6 PM	24 hours / day		
	Wed	7 AM – 6 PM	24 hours / day		
	Thurs	7 AM – 6 PM	24 hours / day		
	Fri	7 AM – 6 PM	24 hours / day		
	Sat	7 AM – 6 PM	24 hours / day		
	Sun	7 AM – 6 PM	24 hours / day		
Offender Served by this Component	Total number of inmates served by this component		1024		
	Total in this component at the same time		80		
Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Psychiatry		2		2
	Psychologist 4		2		2
	Psychologist 3		2		2
	Psychology Associate		6		6
	Support Staff		2		2
	Chemical dependency / Sex offender		2		2
Total:		16		16	
Other Users, if any: Categories, number	Category		Total #		At same time

Mental Health

Architectural Program Space List

Space #	Name	Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
Administration					
x.1	Hand washing station	1	40	40	1
x.2	Psychologist 4	2	160	320	2

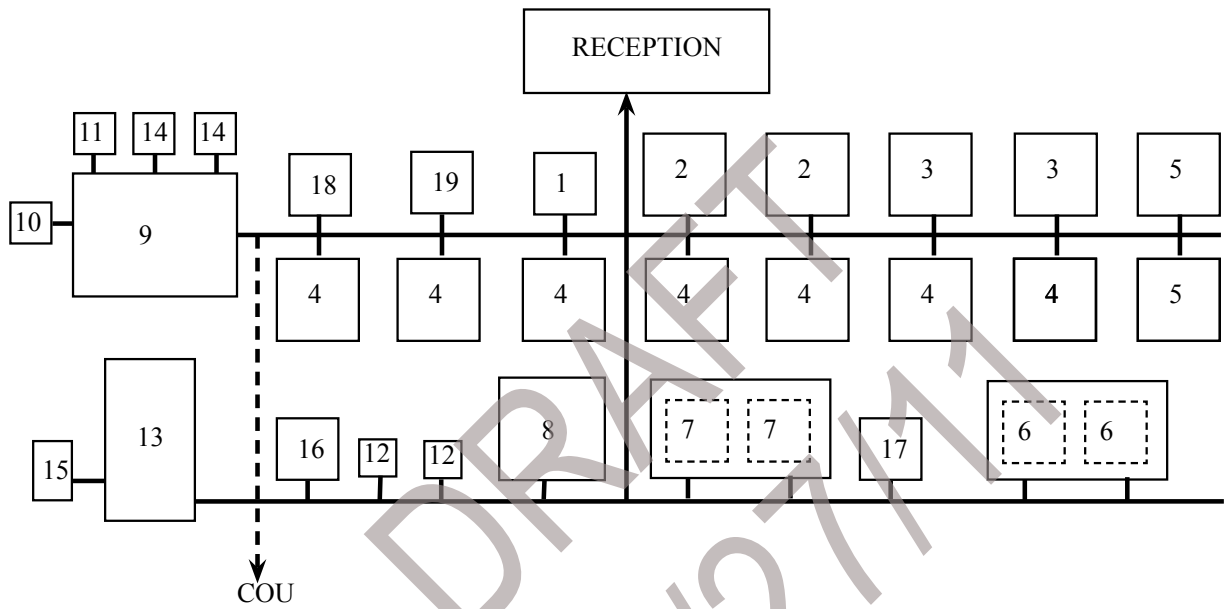
x.3	Psychologist 3	2	120	240	2
x.4	Mental Health Practitioner	7	120	840	2
x.5	Psychiatrist/Consultation	2	120	240	2, 5
x.6	Work Station	2	100	200	6
x.7	Support staff	2	64	128	6
x.8	Fax/copier/records	1	120	120	8
x.9	Offender waiting	1	300	300	9
x.10	Custody Officer Office	1	120	120	10
x.11	Offender toilet	1	45	45	11
x.12	Staff restroom	2	45	90	11
x.13	Classroom /group testing	1	400	400	12
x.14	Holding Cell	2	60	120	13
x.15	Storage closet /testing materials	1	100	100	14
x.16	Locker room	1	150	150	15
x.17	Conference room	1	240	240	16
x.18	Chemical dependency classification	1	120	120	17
x.19	Sex offender classification	1	120	120	19
Close Observation Unit (COU)					
x.20	Secure Vestibule	1	110	110	20
x.21	Interview Room	2	125	250	21
x.22	COU Rooms	6	120	720	22
x.23	COU Rooms	2	120	240	23, 27
x.24	Custody Officer	1	80	80	25
x.25	Shower / offender	2	45	90	19
Subtotal Net Square Feet for this Component				5423	
Component Efficiency Factor				1.45	
Internal Gross Square Feet for this Component				7863	

Notes

1. Alcove accessible to practitioners
2. Acoustical privacy needed with visual observation and duress call
3. Not used.
4. Not used.

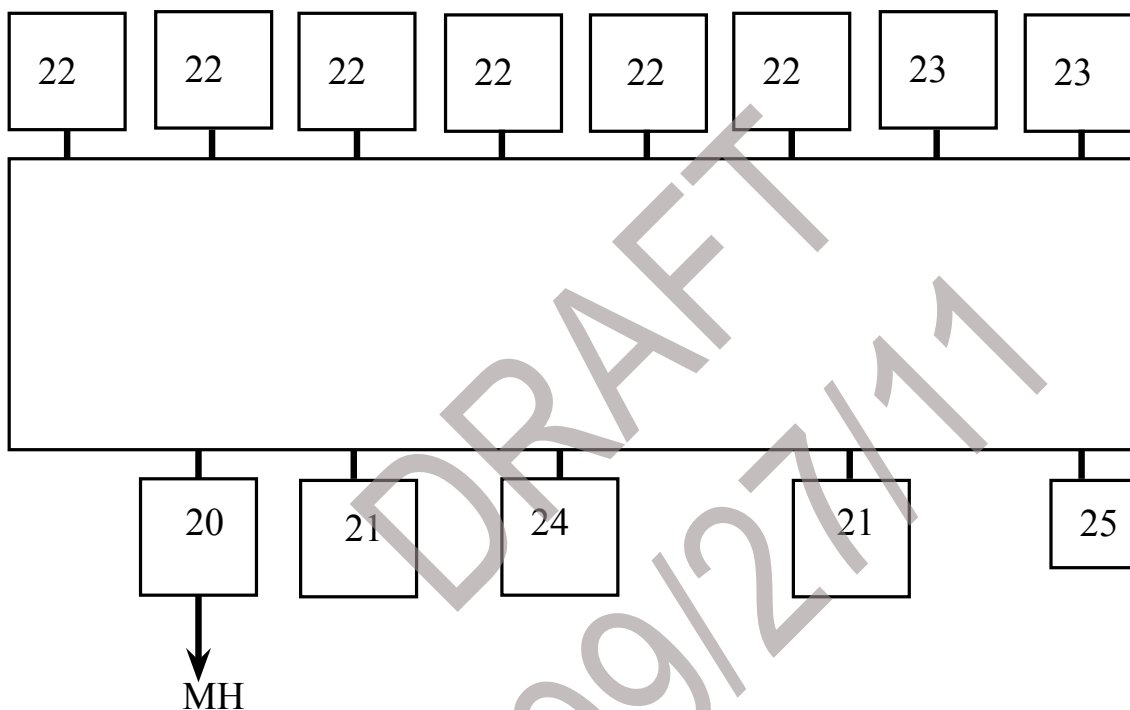
5. Provide sink in office
6. Work station in common room
7. Not used.
8. Provide dedicated ventilation
9. Custody officer (CO) work station adjacent to waiting
10. Door access from CI work station
11. Unisex single occupant
12. Multipurpose with offender access
13. Dry holding cell.
14. Storage for training classroom
15. Lockers for 20
16. Seating for 16
17. Acoustical privacy needed with visual observation and duress call
18. Not used.
19. Visual observation for custody
20. Secure access to COU with access control from custody station
21. Offender interview with mental health staff
22. Mattress, fixed bed frame, and SS combination fixture; cameras
23. Space for restraint bed and floor toilet fixture; camera
24. Not included as building space.
25. Visual observation of all COU beds
26. Could be shared with infirmary
27. Under visual observation of custody station

Reception Adjacency Requirements



Key			
1	Hand washing station	10	Offender toilet
2	Psychologist 4	11	Staff restroom
3	Psychologist 3	12	Classroom /group testing
4	Mental Health Pract.	13	Holding Cell
5	Psychiatrist/Consultation	14	Storage closet /testing materials
6	Intern/work station	15	Locker room
7	Support staff	16	Conference room
8	Fax/copier/records	17	Chemical dependency room
9	Offender waiting w/ CO	18	Sex offender room

Close Observation Unit Adjacency Requirements



Key	
20	Secure Vestibule
21	Interview Room
22	COU Rooms
23	COU Rooms
24	Custody Officer
25	Shower / offender

3.4.13 Food Service

Operational Program

Purpose	<ol style="list-style-type: none"> 1. This component provides for all the food services for the facility. 2. This component houses all the food service equipment to provide the daily output of food per offender and staff.
Operational & Design Objectives <i>(including Safety & Security)</i>	<p><u>Operational Objectives</u></p> <p>Safe and secure environment.</p> <p><u>Design Objectives</u></p> <ol style="list-style-type: none"> 1. Design a HUB kitchen with a focus on three compartment meals and reheating bulk food capabilities. 2. Meet DOH requirements 3. Use “green’ components where possible 4. Optimize line of sight for staff control
Functions & Activities	<p><u>Offender functions and activities</u></p> <ol style="list-style-type: none"> 1. Food prep 2. Cleaning equipment and food trays 3. Stocking and moving food stuff to kitchen prep from storage 4. Stocking food storage and refrigerator and freezer 5. Stocking and delivery of food carts 6. Dietary kitchen for special diets. <p><u>Staff Functions</u></p> <ol style="list-style-type: none"> 1. Observing, monitoring, recording offender behavior 2. Manage food service 3. Supervise the food service by offenders 4. Receiving orders, establishing menu, ordering food stuffs 5. Manage inventory of food stuffs 6. Supervise the waste disposal from kitchen.

Hours of Operation for this Component	Mon	3:30 am – 7:00 pm			
	Tues	3:30 am – 7:00 pm			
	Wed	3:30 am – 7:00 pm			
	Thurs	3:30 am – 7:00 pm			
	Fri	3:30 am – 7:00 pm			
	Sat	3:30 am – 7:00 pm			
	Sun	3:30 am – 7:00 pm			
	Number of offenders by category	Offender Category	Total number		At same time
Short term offenders		25-30		20	
Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total Including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	AC Cook 3:30am-12:00 pm	4			4
	AC Cook 10:30am-7:00pm		4		4
	Food Manager 4		1		1
	Food Manager 1		1		1
	Correctional Officer	1	1	1	5.19
	Sergeant		1		1.23
Total:	5	8	1	16.42	
Other Users, if any: Categories, number	Category	Total #			
	None				
Additional Information:	<ul style="list-style-type: none"> The kitchen is intended to be a re-therm kitchen with tray makeup for transport of trays to the housing units for feeding either in the cells or in the day room. Kitchen will be a standard prison kitchen with durable washable surfaces, good observation sight lines, and a staff office area. Current ratio of supplies:60% by CI, 15% by Charlie's Produce, 25% by FSA. Food Service production supporting 1,024 offenders and some staff. Expansion capability is to be included for as much as 1400 offenders. 				

Food Service

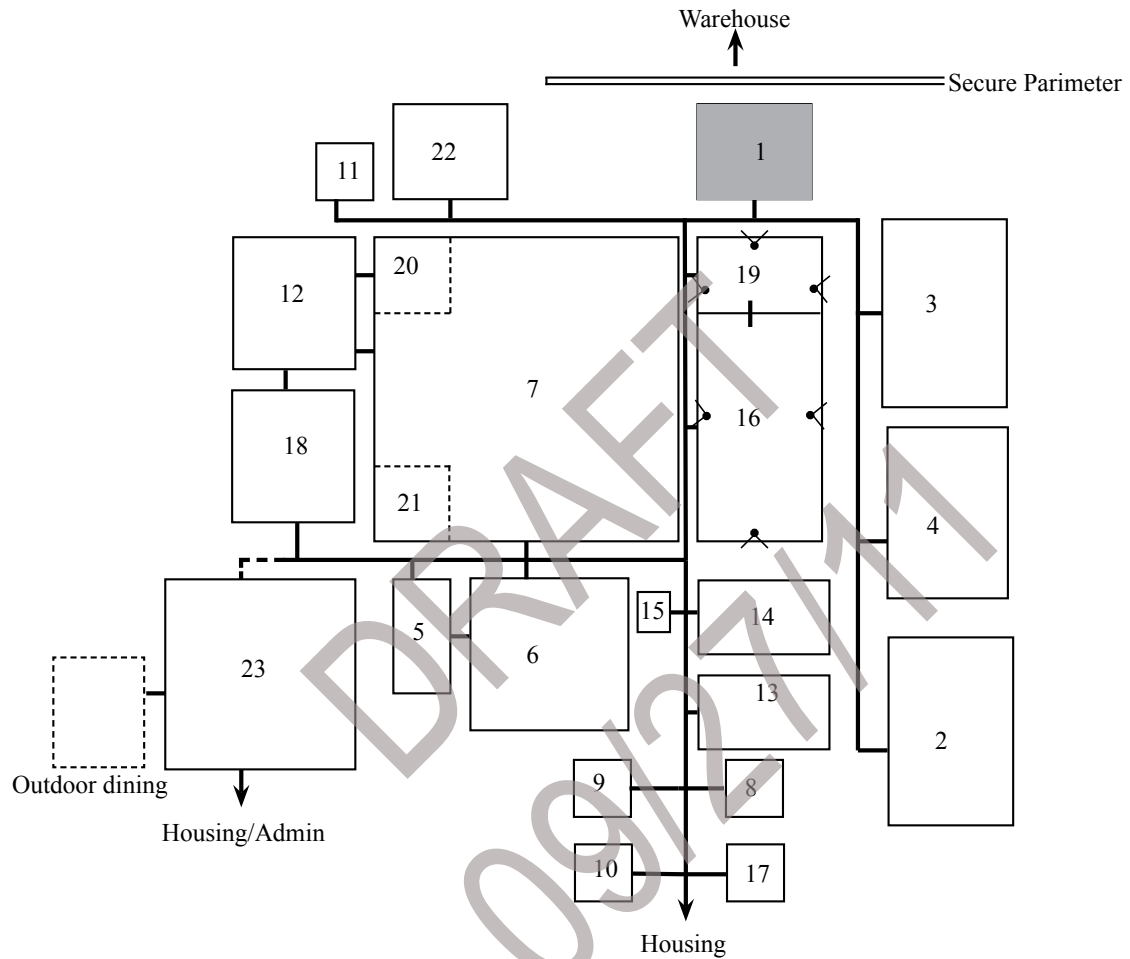
Architectural Program Space List

Space #	Name	Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
x.1	Receiving area/Sally ports	1	600	600	
x.2	Dry storage	1	1,000	1,000	
x.3	Cooler storage	1	700	700	
x.4	Freezer & Thaw storage	1	850	850	
x.5	Pot & Pan cleaning	1	300	300	6
x.6	Tray wash	1	950	950	6
x.7	Cooking area/Vegetable prep	1	850	850	6
x.8	Janitor closet	1	50	50	7
x.9	Clean laundry/Linen storage	1	50	50	12
x.10	Dirty Laundry	1	50	50	8
x.11	Can wash (outside)	1	0	0	
x.12	Tray makeup	1	800	800	6
x.13	Offender toilet	1	130	130	4
x.14	Offender break room	1	200	200	11
x.15	Staff restroom	1	100	100	10
x.16	Staff office – room for two desks	1	160	160	1
x.17	Offender clean/dirty room	1	200	200	5
x.18	Tray cart storage area	1	850	850	
x.19	Managers office	2	100	200	2
x.20	Special diet room	1	200	200	6
x.21	Custody office/podium	1	100	100	9
x.22	Recycling/Trash (outside)	2	0	0	
x.23	Staff Dinning/Break Area	1	1,000	1,000	3
	Subtotal Net Square Feet for this Component			9,340 sf	
Component Efficiency Factor				1.25	
Internal Gross Square Feet for this Component				11,675 sf	

Notes:

1. Staff office needs computer and phone connections
2. Manager's office needs to elevate with computer and phone connections. The area needs to provide for 3 desks with glazing for views, lockable
3. Provide adjacent outdoor eating area
4. Handicapped accessible stalls are configured for staff to observe feet and heads. Multiple water closets, lavs and urinals
5. Provide curtains to allow the offenders to remove clothing for searching.
6. Provide windows in wall for staff observation.
7. With utility/mop sink with hot and cold water, exhaust fan, and shelves
8. For carts containing dirty laundry
9. Handicapped accessible stalls are configured for staff to observe feet and heads.
10. Handicapped accessible with sink, toilet and grab bars.
11. Heavy duty fixed table large enough to accommodate half the offender workers in the kitchen.
12. Adjustable shelving for linen.

Food Service Adjacency Requirements



Key					
1	Receiving area	9	Clean laundry	17	Offender clean/dirty room
2	Dry storage	10	Dirty Laundry	18	Tray cart storage area
3	Cooler storage	11	Can wash	19	Managers office
4	Freezer storage	12	Tray makeup	20	Religious diet room
5	Pot & Pan cleaning	13	Offender restroom	21	Custody office/podium
6	Tray wash	14	Offender Break room	22	Recycling/Trash
7	Cooking area	15	Staff restroom	23	Staff Dining
8	Janitor closet	16	Staff office – room for two desks		

3.4.14 Laundry

Operational Program

Operational & Design Objectives <i>(including Safety & Security)</i>	<ol style="list-style-type: none"> 1. Laundry production supporting 1,024 offenders. 2. Cross-flow air handling (clean side to soiled side) 3. Cold water/Ozone laundry production 4. Possible solar Pre-heat for hot water 5. Good sight lines from office to inmate work areas 6. Baseline for uniform processing is on 20-25% participation 															
Functions & Activities	<ol style="list-style-type: none"> 1. Daily laundry production for 1,024 offenders 2. Officer Uniform Processing 3. Officer Uniform issuance and exchange services 4. Reception clinic and food service laundry will done here; no outside hospital laundry to be done here 															
Hours of Operation for this Component	<table border="1"> <tr><td>Mon</td><td>8</td></tr> <tr><td>Tues</td><td>8</td></tr> <tr><td>Wed</td><td>8</td></tr> <tr><td>Thurs</td><td>8</td></tr> <tr><td>Fri</td><td>8</td></tr> <tr><td>Sat</td><td></td></tr> <tr><td>Sun</td><td></td></tr> </table>	Mon	8	Tues	8	Wed	8	Thurs	8	Fri	8	Sat		Sun		
Mon	8															
Tues	8															
Wed	8															
Thurs	8															
Fri	8															
Sat																
Sun																
Offenders Served by this Component	<table border="1"> <tr><td>Total number of offenders served by this component</td><td>1,024</td></tr> <tr><td>Total in this component at the same time</td><td>16-18</td></tr> <tr><td>Offenders categories</td><td>Short term sentenced as workforce</td></tr> </table>	Total number of offenders served by this component	1,024	Total in this component at the same time	16-18	Offenders categories	Short term sentenced as workforce									
Total number of offenders served by this component	1,024															
Total in this component at the same time	16-18															
Offenders categories	Short term sentenced as workforce															

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	CIS-2		1		1
	CISA		2		2.46
	Total:		3		3.46
Other Users, if any: Categories, number	Category		Total #	At same time	
Additional Information:	<ul style="list-style-type: none"> There will need to be separate spaces at each living unit for the storage of clean bedding/clothing vs. a single accumulation point for soiled bedding and clothing. Provide for 7 Housing Units, plus 2 planned for the future for a total of 9 that will need the large laundry carts. 				

Laundry

Architectural Program Space List

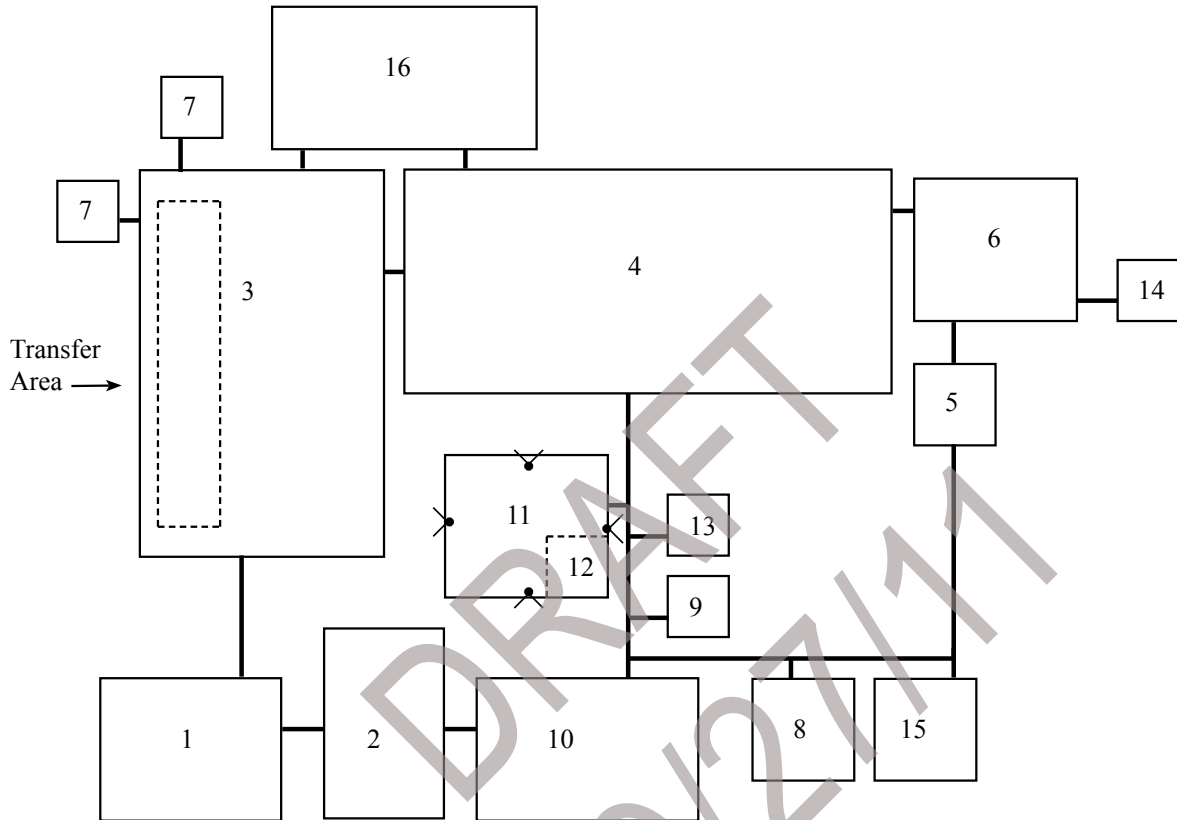
Space		Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
#	Name				
x.1	Soiled Staging	1	360	360	
x.2	Soiled Sorting	1	360	360	
x.3	Wash Deck / Cart Staging & Disinfect	1	750	750	1,3
x.4	Dryer Area / Sorting & Folding	1	1100	1100	2
x.5	Officer Uniform Storage/Issue area	1	140	140	

x.6	Officer Uniform Processing area	1	320	320	
x.7	Chemical storage areas & Pumps	2	80	160	
x.8	Secured Maintenance/Tool room	1	200	200	
x.9	Alterations/repairs	1	150	150	
x.10	Clean Cart Staging	1	360	360	
x.11	Staff Office	1	100	100	4
x.12	Offender Clerk	1	50	50	
x.13	Staff toilet room	1	50	50	
x.14	Changing Room	1	50	50	5
x.15	Offender toilet room	1	100	100	
x.16	Mechanical Room	1	300	300	
Subtotal Net Square Feet for this Component				4,550 sf	
Component Efficiency Factor				1.25	
Internal Gross Square Feet for this Component				5,688 sf	

Notes

1. 5 washing machines, 5 driers with pass thru to clean/folding area.
2. Base equipment selection on 35 hours / week operation using 5 140# + 50# W/E's initially. Dryers to be "roller" not bearing style.
3. Cold water ozone wash for 75% & hot water / detergent for 25% of processed goods.
4. Elevated office req'd for supervision & no inmate break area req'd
5. Changing room can be sized for one individual

Laundry Adjacency Requirements



Key:

1	Soiled Staging	9	Alterations/repairs
2	Soiled Sorting	10	Clean Cart Staging
3	Washer Deck / Cart Staging & Disinfect	11	Staff Office
4	Dryer Area / Sorting & Folding	12	Offender Clerk
5	Officer Uniform Storage / Issue area	13	Staff toilet Room
6	Officer Uniform Processing area	14	Changing Room
7	Chemical storage area & Pumps	15	Offender toilet Room
8	Secured Maintenance/Tool Room	16	Mechanical Room

3.4.15 Warehouse/Maintenance

Operational Program

Purpose	This component will serve as the support space for servicing the institution for incoming goods and material, mail and maintenance functions.
Operational & Design Objectives	<p>Warehouse</p> <ol style="list-style-type: none"> 1. Provide space outside the secure perimeter to house and process items from private vendors, other state agencies and CI through the warehouse. These goods include, but are not limited to, food, medical supplies, office supplies, unit supplies (towel, toilet paper, soap, etc), janitorial, maintenance type supplies, offender clothing and bedding. Typically, these goods are stored in a central, open space in high rack storage. Some items will need to be kept in lockable storage areas. 2. Provide the office space (see warehouse information below). They will also require a workroom containing a multifunction device, fax, etc. Staff needs to process the goods, complete inventory entries, coordinate with the disbursement staff to confirm receipt so payment may be made and deliver goods to the unit or person. 3. Provide specialized storage for food items requires cooler and freezer holding space. 4. Provide separate secure space for mail and inmate property storage and processing. <p>Maintenance</p> <ol style="list-style-type: none"> 1. Spaces are required for support services to maintain the building and grounds at the institution. This is function is outside the secure perimeter to receive goods and interact with outside vendors freely without needing to be a secure environment. 2. Locating the function here allows for shared use of the loading dock.

Function and Activities	<p>Warehouse</p> <ol style="list-style-type: none"> 1. Computer access for purchasing and inventory data entries. 2. Supervisor in separate office. If not, a small conference room in or near is necessary. 3. Cubicle environment for other staff. 4. Co-located with the mailroom and property rooms 5. Loading dock to receive goods from various delivery vehicles up an 18 wheeled tractor trailer. 6. Movement of goods via forklifts and pallet jacks <p>Maintenance</p> <ol style="list-style-type: none"> 1. The shop space could be large open area with discrete zones for the various shop activities such painting, electrical and the like. 2. Grounds maintenance functions could be adjacent to the shops or in a remote stand-alone building on site. 	
Hours of Operation for this Component	<p>Mon</p> <p>Tues</p> <p>Wed</p> <p>Thurs</p> <p>Fri</p> <p>Sat</p> <p>Sun</p>	<p>8 hrs</p> <p>8 hrs</p> <p>8 hrs</p> <p>8 hrs</p> <p>8 hrs</p> <p></p> <p></p>
Offenders Served by this Component	<p>Total number of inmates served by this component</p> <p>Total in this component at the same time</p> <p>Inmate categories</p>	<p>1024</p> <p>0</p> <p></p>

	Position	Number of Staff at one time			Total including relief
		1 st shift	2 nd shift	3 rd shift	
	Warehouse Operator		4		4
	Warehouse Supervisor		1		1
	Electrician Supv		1		1
	Pipefitter		1		1
	Plant Manager		1		1
	Plant Manager 3		1		1
	Maintenance Mechanic		3		3
	Electronic Tech		3		3
	Grounds Maintenance		1		1
	Carpenters/Plumber/ Painter		4		4
	Equipment Tech 4		2		2
	Sergeant Mail Room		1		1.23
	Property Room Sergeant		1		1.23
	Correctional Officer Mail Room		1		1.23
	Total:		25		25.69

**Warehouse/Maintenance
Architectural Program Space List**

#	Space Name	Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
Warehouse					
x.1	Warehouse Supervisor Office	1	100	100	
x.2	Procurement and Supply Specialist	1	80	80	
x.3	Warehouse Operator 2	3	80	240	
x.4	Staff Restroom	2	50	100	1
x.5	Staff Workroom / Copier	1	150	150	
x.6	Staff Break Room	1	150	150	

x.7	Storage / Supplies	1	100	100	
x.8	Warehouse Storage	1	3500	3500	
x.9	Freezer / Cooler Warehouse	1	1500	1500	
x.10	Loading Dock (3 positions)	1	350	350	1
x.11	Receiving Office	1	100	100	
x.12	Mail Room	1	400	400	
x.13	Property Room	1	400	400	
x.14	Secure Vestibule	1	200	200	1
x.15	Custody Officer Workstation	1	64	64	
x.16	Mail Room Staff Restroom	1	50	50	
x.17	Offender Restroom	1	50	50	
Subtotal Net Square Feet for this Component				7534	
Maintenance					
x.18	Facilities Manager's Office	1	100	100	
x.19	Plant Manager's Office	1	100	100	
x.20	Janitorial Office/Supply	1	150	150	
x.21	O&M Plans/Manual Storage	1	100	100	
x.22	Plant Maintenance support	1	100	100	
x.23	Maintenance supply/storage	1	100	100	
x.24	Tool Crib	1	80	80	
x.25	Electrical shop	1	750	750	
x.26	Cabinetry Shop	1	750	750	
x.27	Welding shop	1	750	750	
x.28	HVAC Shop	1	750	750	
x.29	Paint Shop	1	500	500	
x.30	Plumbing Shop	1	750	750	
x.31	Radio Room	1	100	100	
x.32	Telecom Room	1	100	100	
x.33	Haz Mat Cabinet	1	10	10	
x.34	Flammable Storage Cabinet	1	10	10	
x.35	Ground Maintenance	1	200	200	
x.36	Grounds Vehicular Service	1	200	200	
x.37	Offender Restroom	1	50	50	
x.38	Electronic Shop	1	100	100	
Subtotal Net Square Feet for this Component				5,750 sf	
Subtotal Net Square Footage for both Components				13,284 sf	
Component Efficiency Factor				1.2	

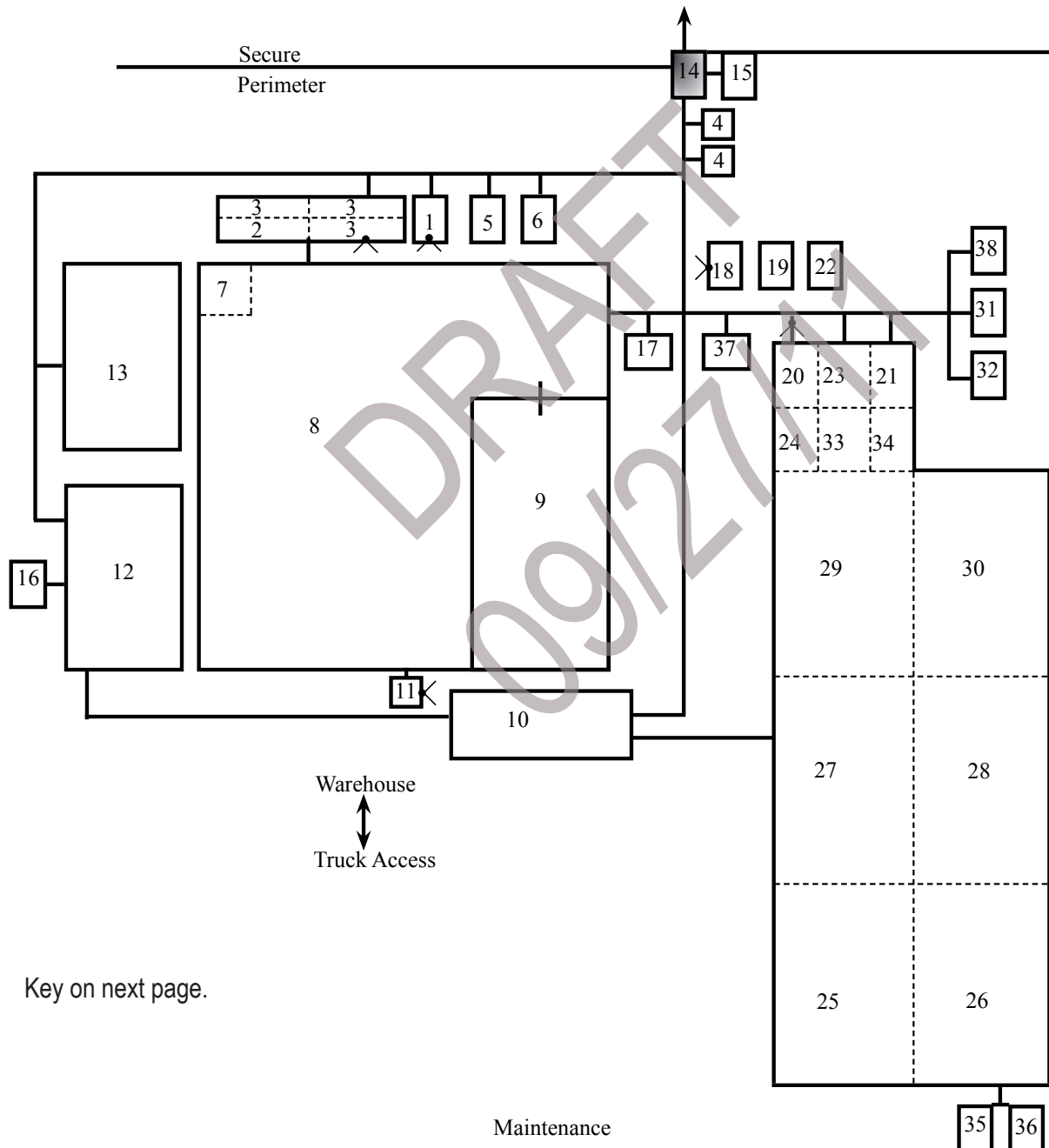
Internal Gross Square Feet for this Component

15,940 sf

Notes

- 1. Shared between Warehouse and Maintenance

Warehouse/Maintenance Adjacency Requirements



Key on next page.

Key					
1	Warehouse Supervisor Office	13	Property Room	26	Cabinetry Shop
2	Procurement and Supply Specialist	14	Secure Vestibule	27	Welding Shop
3	Warehouse Operator 2	15	Custody Officer Workstation	28	HVAC Shop
4	Staff Restroom	16	Mail Room Staff Restroom	29	Paint Shop
5	Staff Workroom / Copier	17	Offender Restroom	30	Plumbing Shop
6	Staff Break Room	18	Facilities Manager's Office	31	Radio Room
7	Storage/ Supplies	19	Plant Manager's Office	32	Telecom Room
8	Warehouse Storage	20	Janitorial Office/ Supply	33	Haz Mat Cabinet
9	Freezer/Cooler Warehouse	21	O & M Plans/Manual Storage	34	Flammable Storage Cabinet
10	Loading Dock	22	Plant Maintenance Support	35	Ground Maintenance
11	Receiving Office	23	Maintenance Supply/Storage	36	Grounds Vehicular Service
12	Mail Room	24	Tool Crib	37	Offender Restroom
		25	Electrical Shop	38	Electronic Shop

3.4.16 Transportation

Operational Program

Purpose	<ol style="list-style-type: none"> 1. This component provides space and services to maintain the vehicles and equipment used for site related activities and offender transportation. 2. Where the reception center is located with WCC, the offender bus transportation services and maintenance can be served by WCC. 3. Provide for servicing of WDOC buses and on site equipment. 4. Provide opportunities to oversee the servicing and controlling WDOC vehicle and equipment.
Operational & Design Objectives	<p>Design Objectives</p> <ol style="list-style-type: none"> 1. Service bays for bus maintenance will provided with sufficient height and depth for AMI Buses access door size is 12'x12'. 2. Appropriate office space for 3 staff members to be required. 3. Office space will be centrally located with sufficient visibility to monitor service bays. 4. Separate secure room for parts and service equipment is required. 5. Separate mechanical room is required for air compressor and other mechanical equipment. 6. Provide remote service fluids supply to service bays. 7. Fueling station operation. 8. Storage and parking for vehicles. 9. Provide space for new and existing service equipment.

<p>Functions & Activities: Within building Housing</p>	<p>Inmates Functions & Activities:</p> <ol style="list-style-type: none"> 1. Minimum classified offenders will provide service and technical support for WDOC equipment repair and servicing. <p>Staff Functions & Activities</p> <ol style="list-style-type: none"> 1. Service buses and other site related equipment. By repairing, part replacement, periodic maintenance, reconfiguring the equipment components. 2. Supervising offender labor. 3. Overseeing fueling operations. 		
<p>Functions & Activities: Yard</p>	<p>Inmates Functions & Activities:</p> <ol style="list-style-type: none"> 1. Minimum classified offenders to provide service and technical support for WDOC equipment. <p>Staff Functions & Activities</p> <ol style="list-style-type: none"> 1. Oversee fueling operation. 2. Oversee vehicular service fleet. 		
<p>Hours of Operation for this Component</p>	<p>Mon</p>	<p>7:00 – 3:30</p>	
	<p>Tues</p>	<p>7:00 – 3:30</p>	
	<p>Wed</p>	<p>7:00 – 3:30</p>	
	<p>Thurs</p>	<p>7:00 – 3:30</p>	
	<p>Fri</p>	<p>7:00 – 3:30</p>	
	<p>Sat</p>	<p>Closed</p>	
	<p>Sun</p>	<p>Closed</p>	
<p>Number of offenders by category</p>	<p>Offender categories</p>	<p>Total</p>	<p>At same time</p>
	<p>Minimum</p>	<p>1-3</p>	<p>3</p>

Numbers of Staff by Position & Shift	Position	Number of Staff at one time			Total including Relief
		1 st Shift	2 nd Shift	3 rd Shift	
	Manager		1		
	Service Tech		1		
	Transportation CO	4	4		9.84
	Total:	4	6		11.84
Other Users, if any: Categories, number	Category		Total #		At same time
Additional Information:					

**Transportation
Architectural Program Space List**

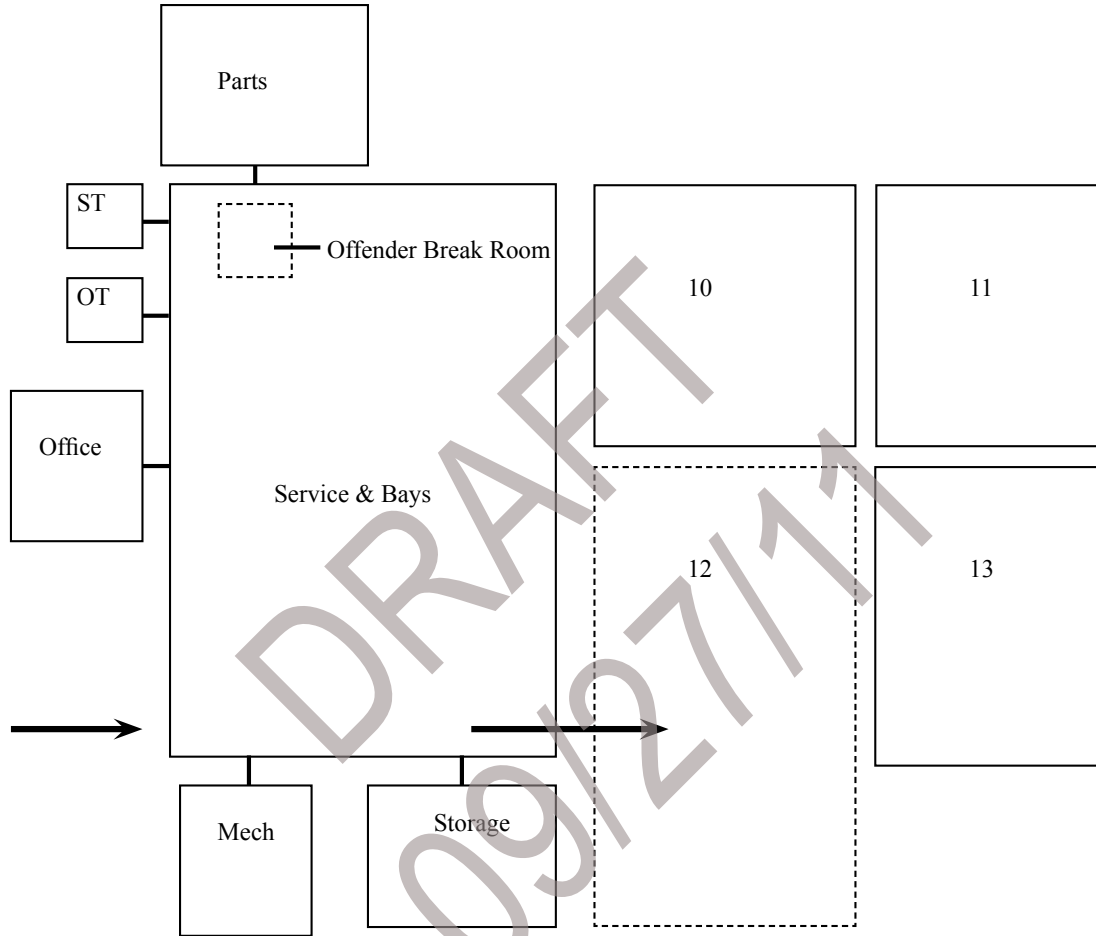
Space #	Name	Number of Spaces	Net Usable Sq Ft	Total NSF	See Note #
Bus Service Building					
x.1	Service Bay	6	1200	7200	1,4,5
x.2	Service Office	1	256	256	3
x.3	Parts Storage	1	640	640	2
x.4	Mechanical Room	1	256	256	
x.5	Staff Toilet Room	1	50	50	
x.6	Offender Toilet Room	1	50	50	
x.7	Offender Break	1	60	60	
x.8	General Storage	1	512	512	
Subtotal Net Square Feet for this Component				9024 sf	
Component Efficiency Factor				1.1	
Gross Square Feet for this Component				9,926 sf	
Bus Service Yard					
x.9	Fueling Station	1	2500	2500	7,8

x.10	Bus Wash	1	1500	1500	6,7,8
x.11	Service Parking Stalls	20	300	6000	8
x.12	Bus Parking Stalls	8	400	3200	8
Subtotal Net Square Feet for this Component				13,200 sf	
Component Efficiency Factor				1.0	
Gross Square Feet for this Component				13,200 sf	

Notes

1. Provide for 3 staff office stations for future growth
2. Wire mesh enclosures is acceptable construction
3. Drive thru for two bus bays.
4. Centrally located for maximum visibility to service bays.
5. Visibility to public access door
6. Covered space for bus wash provide bus wash equipment infrastructure for future installation.
7. Provide concrete, parking bay at fueling location
8. Provide exterior lighting.

Transportation Adjacency Requirements



Key					
1	Service Bay	5	Staff Toilet Room	9	Parts Storage
2	Service Office	6	Offender Toilet Room	10	Fueling Station
3	Ports & Equipment	7	Offender Break	11	Bus Wash
4	Mechanical Room	8	General Storage	12	Service Parking Stalls
				13	Bus Parking Stalls

3.5 Future Requirements

Programming and the resulting Pre-Design are developed in order to define the architectural and operational requirements for a new facility – not as a roadmap for operational planning. It is recommended, however, that future planning efforts in support of the Department’s goals may include a review of the receiving process at least every five years. Because assessment tools and risk assessment policies and tests change frequently, “best practices” would indicate that frequent review of in-house procedures be re-evaluated on a regular basis as well. Also, as evidence based programs that target crime-producing behavior are developed and implemented, the results will provide new data in terms of “what works” in reducing criminal behavior. It is suggested that a standing committee of in-house stakeholders be established to look systemically at this outcome data and apply it to the reception process, classification, and the ongoing alignment of programmatic resources and risk-reduction interventions throughout all prison facilities operated by the Washington Department of Corrections.

3.6 Existing Facilities Inventory

For the Bremerton and Mason Co. sites, no existing structures exist on site.

For the Thurston Co. site, some existing structures can and may be reused for the reception center functions. These existing buildings’ condition/serviceability varies in quality. The State Facility Inventory System Information ranks building’s conditions as follows:

Condition Matrix Scale

- 1 = Superior
- 2 = Adequate
- 3 = Fair
- 4 = Needs Improvement: Limited Functionality
- 5 = Needs Improvement: Marginal Functionality

The ratings for each building to be reused can be seen, below. The buildings that are substandard are rated as 4 or more. The mechanical, electrical and structural systems within the structures are not up to current codes and requirements. These upgrades would be completed with the new construction.

Existing Thurston Co. buildings are described below with their possible reuse:

Building 11

- Currently Multiservice Building (contains kitchen)

- Convert to Kitchen and Laundry
- Current square footage 30,346
- DOC required square footage 17, 363 gsf
- 12,983 gsf can be converted to storage and staging for incoming warehouse goods to the facility
- Systems: 1982
- 2010 FIS rating 3

Building 29

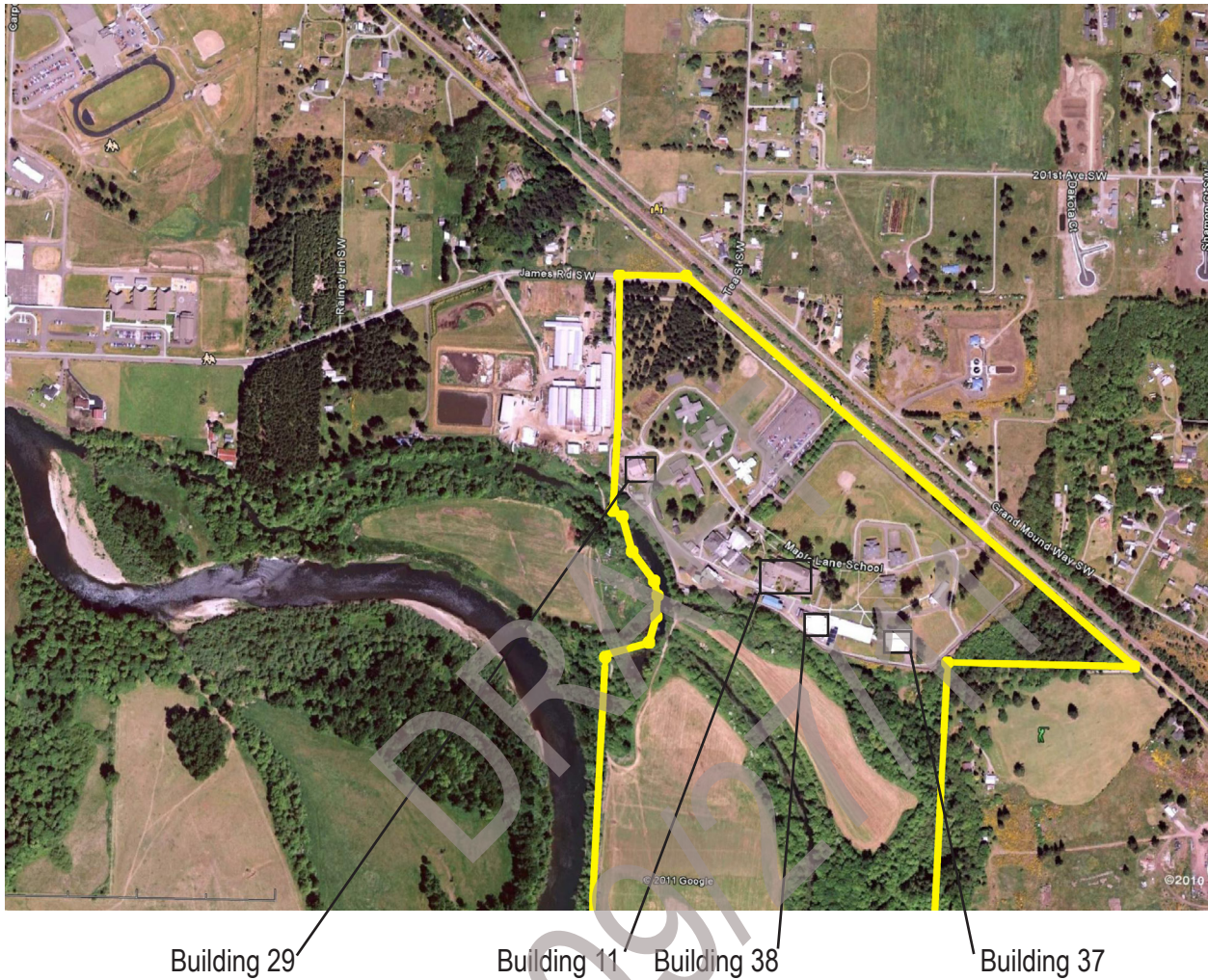
- Currently Maintenance Building
- Convert to Bus Barn
- Current square footage 10,327
- DOC required square footage 9,926 gsf
- Systems: 1987
- 2010 FIS rating 3

Building 37

- Currently Voc Tech
- Convert to Maintenance
- Current square footage 10,450
- DOC required square footage 7,980 gsf
- Systems: 1998
- 2010 FIS rating 2

Building 38

- Currently New Commissary
- Convert to Warehouse
- Current square footage 4,513
- DOC required square footage 8.982 gsf
- New building for 4,469 gsf to be added elsewhere on the campus
- Systems: 1998
- 2010 FIS rating 1



3.7 Code, Regulations and Jurisdictional Requirements

The most current editions of the following codes and regulations should be utilized for this project.

- International Building Code (IBC) with State of Washington Amendments
- International Mechanical Code (IMC)
- National Electrical Code (NEC)
- Uniform Plumbing Code (UPC)
- National Fire Protection Association Code relating to sprinkler systems (NFPA 10), Portable fire extinguishers (NFPA 13), and Life Safety (NFPA 101)
- American Correctional Association (ACA) Standards
- American National Standards ICC/ANSI A117.1
- State of Washington Energy Code
- Sustainability / Green Building criteria (per RCW 39.35D)
- Greenhouse gas emission reduction policy (RCW 79.235.020)

State Regulatory Agencies, including, but not limited to:

Department of Corrections
Department of Ecology
Labor and Industries (L&I)
Department of Health
Department of Transportation
Department of Archaeology and Historic Preservation
Department of Natural Resources
Department of Fish and Wildlife

County Agencies, including, but not limited to:

Bremerton

Kitsap County Health District

Mason Co.

Mason County Mason County Public Works Department
Mason County Health Department
Mason County Department of Community Development
Mason County Fire District #16
Mason County Sheriff's Department
Mason County Department of Utilities and Waste Management

Thurston Co.

Thurston County Storm and Surface Water Utility Department
Thurston County Public Works Department
Thurston County Health Department
Thurston County Resource Stewardship Department
Thurston County Sheriff's Office
Thurston County Fire Department No. 1

City Agencies, including, but not limited to:

Bremerton

City of Bremerton Public Works Department
City of Bremerton Building Department
City of Bremerton Department of Community Development
City of Bremerton Police and Fire Departments

Mason Co.

City of Shelton Public Works Department

Tribal Governments

Bremerton

Suquamish Tribe
Squaxin Island Tribe

Mason County

Squaxin Island Tribe
Thurston County
Chehalis Tribe

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09/27/11

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09/27/11

- 4.1 Evaluating Potential Sites
- 4.2 Minimizing Costly Mitigation Requirements
- 4.3 Acquisition Process
- 4.4 Projects without Selected Sites
- 4.5 Preferred Site(s)

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09/27/11

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09/27/11

4.1 Evaluating Potential Sites

The WDOC has received legislative direction to find a suitable site for the construction of a new Reception Center. The intent would locate the facility close to major population centers where the collections of offenders would be most cost effective. Existing prisons near to these centers are lacking in appropriate space or facilities to provide for the added Reception Center activities.

To find the best site for a new facility the WDOC went through an extensive site selection process as described below.

Site Selection Overview

In 2010, the WDOC initiated a 6-month process to identify site alternatives in western Washington for a new prison Reception Center that would serve its male offender population statewide. The initial phase of the siting process included requests for community interest, followed by a site screening and site-specific assessment. This process was accompanied by a community outreach effort that focused on coordination with interested communities and informational outreach through a dedicated website.

In April 2011, the site screening and site evaluation process was completed and three sites were identified for future detailed review: the Bremerton Site, the Mason County Site and the Thurston County Site. The siting process conducted is summarized below.

Request for Community Interest

The purpose of this task was to provide broad outreach to local governments and agencies to solicit potential sites for the proposed facility. Activities focused on preparation of the distribution list for the solicitation, preparation of solicitation materials and distribution to the mailing list.

Site solicitation materials were distributed in early November 2010 to approximately 450 cities, counties, tribes, port districts, special purpose government and chambers of commerce/economic development organizations). Recipients were asked to submit a notice of interest by early January 2011 with detailed responses by late January 2011.

A total of 16 sites were submitted to WDOC for consideration. All proposals were timely and the WDOC determined that each site would be considered for site selection. The sites submitted include (listed in order from north to south):

- DNR (Indian Ridge Correctional Facility near Arlington)
- Bremerton Site
- Mason County Site 1 (Hunter)
- Mason County Site 2 (Green Diamond)
- McCleary Site 1 (Green Diamond)
- McCleary Site 2 (McDonald)
- McCleary Site 3 (Port Blakely)
- Grays Harbor County (Satsop Business Park)
- Thurston County (Maple Lane Juvenile Facility)
- Raymond Site

- Morton Site 1 (DNR)
- Winlock Site 1 (Winlock Industrial Park North)
- Winlock Site 2 (Winlock Industrial Park South)
- Morton Site 2 (Hampton Drying Co)
- Lewis County
- Castle Rock

4.2 Minimizing Costly Mitigation Requirements

Site Alternatives

- **Bremerton** – This undeveloped site is expected to remain undeveloped for the short-term. Re-development of the site, however, is anticipated in the long run, consistent with the type and amount of development that is envisioned as part of SKIA (industrial and manufacturing uses) and the City's *Comprehensive Plan* and consistent with associated zoning.
- **Mason County** – It is anticipated that this site would remain undeveloped for the short-term. Re-development could occur in the future that complies with the County's *Comprehensive Plan* and zoning. Development that is proposed for the site would be subject to the County's site-specific permit process and project-specific SEPA review process.
- **Thurston County** – This site is currently owned by the State of Washington. Presumably, at least for the short-term, existing buildings on-site would remain and would continue to be vacant. Conceivably, in the future the State may identify a need and use for the site and existing facilities that are on-site. Re-use and subsequent development that occurs would be subject to the County's site-specific permit process and project-specific SEPA review process.

The existing conditions of the three site alternatives for the proposed Westside Prison Reception Center are described below. The sites are presented in alphabetical order.

Bremerton Site Alternative

The 50-acre Bremerton Site (within the larger 600 acre property near the intersection of SR 3 and SW Lake Flora Road) is triangular in shape and is located southeast of SR 3 and northeast of SW Lake Flora Road (Figure 4.1.1). This site is currently held in private ownership.

Existing Land Uses

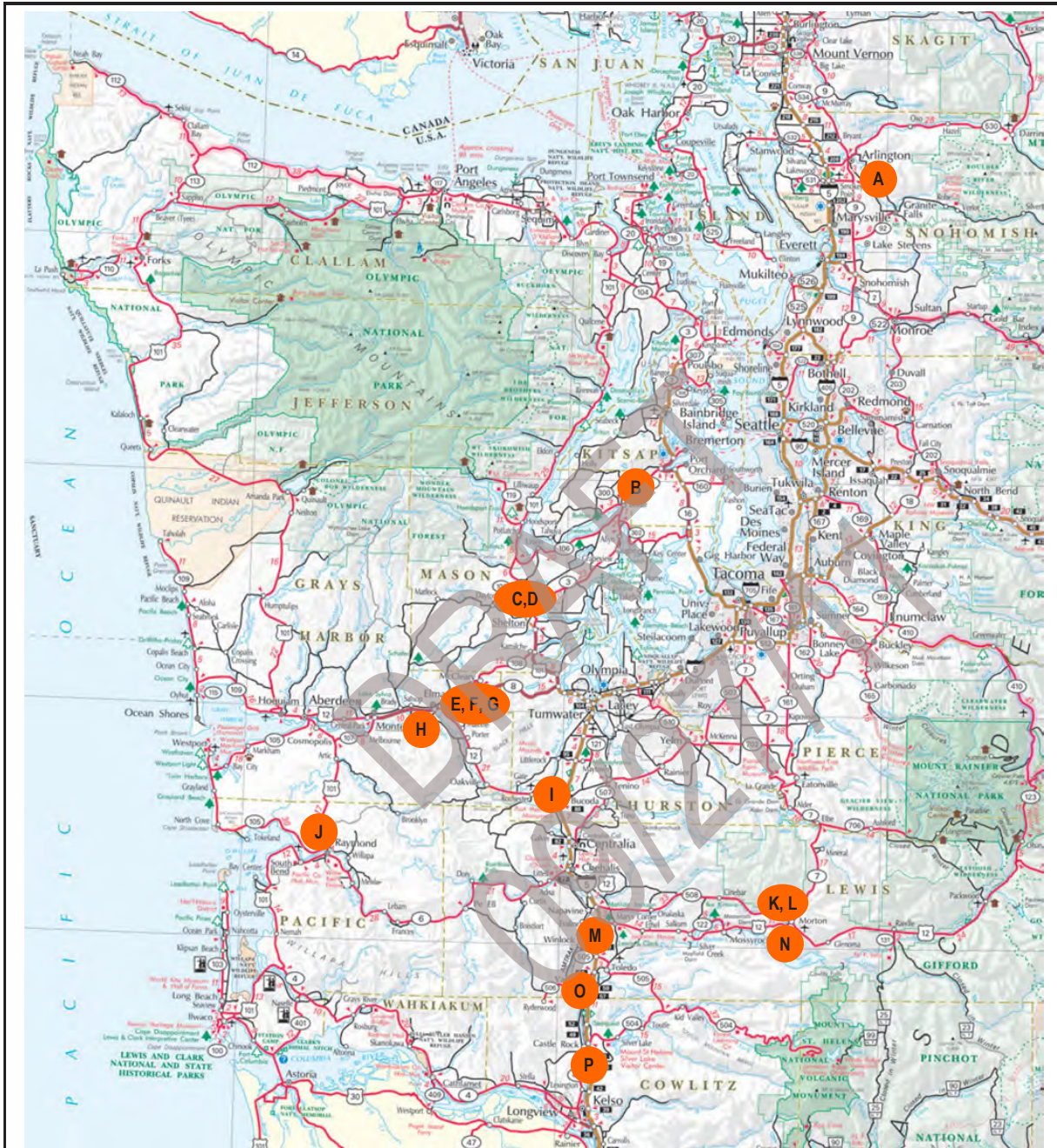
The Bremerton Site is presently undeveloped. The site is vegetated with mature trees and has been previously logged. The topography in the site is slightly sloping with the highest elevation at 440 feet near the Northeast corner and the lowest point at 350 feet near the Northwest corner. It is anticipated that primary vehicular access to the site would be from SW Lake Flora Road; there are currently no access drives to the site off

WASHINGTON STATE DEPARTMENT OF CORRECTIONS WESTSIDE RECEPTION CENTER SITE EVALUATION SUMMARY

	1. Site Characteristics	2. Site Proximity	3. Site Services	4. Transportation	5. Land Use and Regulatory Compliance	6. Sustainability	7. Community Acceptance	Total	Site Rank	Unacceptable Conditions*
Maximum Weighted Score	130	24	145	36	38	18	22	413		
Proposed Sites										
C. Mason County 1	102	21	108	20	22	18	15	306	1	
B. Bremerton	109	21	110	27	18	-2	22	305	2	
G. McCleary 3	102	19	68	13	38	6	19	265	3	
H. Grays Harbor County	86	19	99	15	30	-4	19	264	4	
F. McCleary 2	88	17	75	31	38	-6	19	262	5	1.1
I. Thurston County	75	15	101	12	-2	10	15	226	6	5.1, 5.2, 5.3
D. Mason County 2	95	24	56	8	6	12	19	220	7	5.1, 5.2
E. McCleary 1	94	17	60	19	2	6	19	217	8	1.1, 1.21
J. Raymond	101	19	13	4	6	-4	19	158	9	1.1, 5.1, 5.2
N. Winlock 2	82	1	39	15	10	-8	19	158	9	5.1, 5.2
K/L. Morton 1	78	17	26	-1	22	-6	19	155	10	1.1, 1.21, 3.2, 5.1, 5.2
P. Lewis County	78	17	24	-3	22	-8	15	145	11	1.1, 1.2, 5.1, 5.2
M. Winlock 1	80	1	39	-1	10	-8	19	140	12	5.1, 5.2
O. Morton 2	50	5	14	8	22	-2	19	116	13	3.2, 5.1, 5.2
Q. Castle Rock	23	4	80	-6	-6	-12	19	102	14	1.1
A. Arlington	79	24	-14	-7	-29	0	15	68	15	1.1, 3.2, 3.7, 3.14, 3.18, 3.19, 4.2

* As per the *Department of Corrections Westside Reception Center Site Selection Evaluation Criteria* document indicates, any site with "Unacceptable Conditions" will not be carried forward for consideration for siting of the facility. The Unacceptable Conditions column on this table identifies the site evaluation criteria for which a site was rated as "Unacceptable". Specific details regarding ratings are provided in each respective site's *Site Evaluation Criteria* rating form.

Department of Corrections
 Westside Prison Reception Center – Siting Analysis

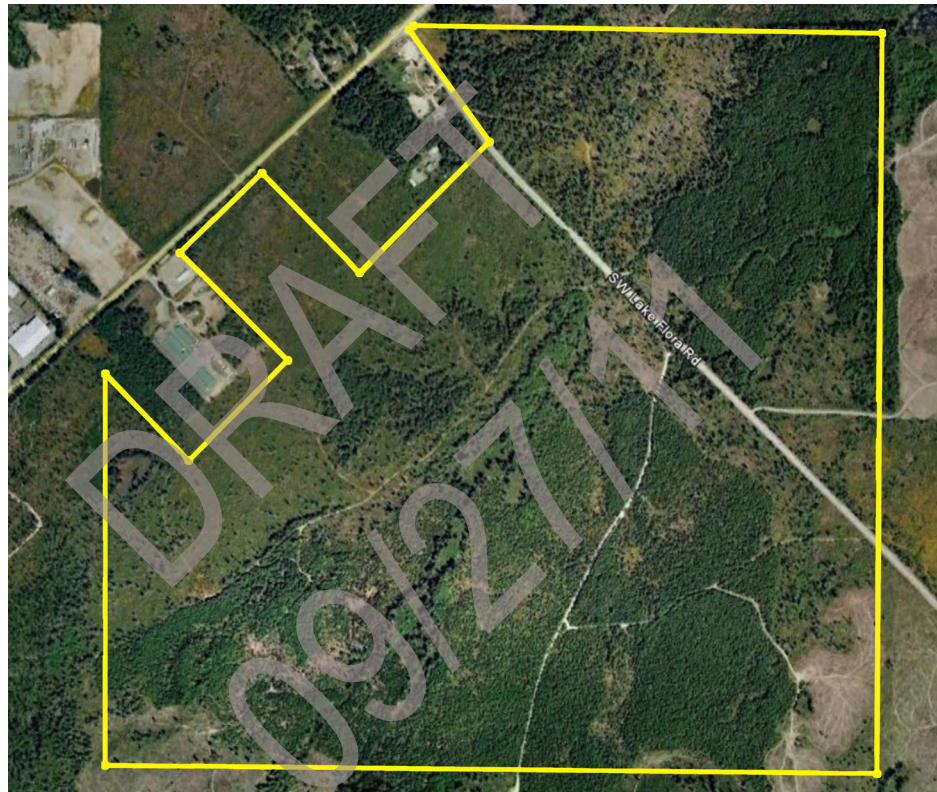


- | | | | |
|---|--|---|--|
| A | DNR (Indian Ridge Correctional Facility) | I | Thurston County (Grand Mound - Maple Lane Juvenile Facility) |
| B | Bremerton Site (Belfair) | J | Raymond Site |
| C | Mason County Site 1 | K | Morton Site 1 (DNR) |
| D | Mason County Site 2 | L | DNR (same as Morton Site 1) |
| E | McCleary Site 1 (Green Diamond) | M | Winlock Site (Winlock Industrial Park) |
| F | McCleary Site 2 (McDonald) | N | Morton Site 2 (Hampton Drying Co) |
| G | McCleary Site 3 (Port Blakely) | O | Lewis County |
| H | Grays Harbor County (Satsop Business Park) | P | Castle Rock Site (2542 Larson Lane) |

of SR 3, which is a state highway.

Surrounding adjacent land uses include rural residential to the northwest (north of SR 3), rural residential to the southwest (south of SW Lake Flora Road), undeveloped area to the south, logging/forestry uses to the east, and the Bremerton National Airport to the northeast.

Figure 4.2.1– Existing Conditions Bremerton



Existing Critical Areas

Currently, there are no mapped City of Bremerton-designated critical areas within this site. Detailed site investigation conducted for this EIS has identified 18 wetlands onsite, and one offsite nearby wetland and two onsite seasonal streams.

Lider Lake is located northwest of the site (north of SR 3) and has been mapped as a surface water body and a Class 1 Habitat Protection Zone by Kitsap County. Other City-designated critical areas are located nearby but offsite of the property, to the southwest, east and northwest of the site. They include Class 1 Habitat Protection Zones, streams, hydric soils, wetlands and geologic hazardous areas.

Geologic hazard areas identified during detailed site investigation include steep slope, landslide, seismic and erosion hazard areas.

Existing Utilities

The City of Bremerton is the purveyor of water and sewer utilities to properties within its boundary, including the Bremerton Site. Currently, there are no water or sewer services provided to this site. The nearest water services connection is approximately 2.2 miles from the site and the nearest sewer connection is approximately 5.3 miles from the site.

The natural gas service purveyor for the Bremerton Site is Cascade Natural Gas. There is currently no natural gas service provided to the site. The natural gas service connection is approximately one mile from the site.

The electrical service purveyor to the Bremerton Site is Puget Sound Energy. Electrical service, including 3-phase electrical service at 3,500 kVA, is provided to the site.

Existing Comprehensive Plan, Zoning and Shoreline

The Bremerton site is located in the City of Bremerton South Kitsap Industrial Area (SKIA) subarea. This is a 3,590-acre area that adjoins the north and south sides of SR 3, the Bremerton National Airport and adjacent properties, and extends to the Kitsap-Mason County boundary. The City of Bremerton's Comprehensive Plan designates the Bremerton Site as "M/IC", a Manufacturing and Industrial Center. The current zoning of the site is "Industrial". The site is not located within a designated shoreline area.

As indicated above, the Bremerton Site is located adjacent to the Bremerton National Airport, which is owned and operated by the Port of Bremerton. Overall, the airport comprises an estimated 1,200 acres, of which approximately 800 acres are in aeronautical use. Development associated with the airport as well as property in the vicinity of the airport is guided by a combination of federal, state and local entities -- including the Federal Aviation Administration (FAA), the Washington Department of Transportation (WSDOT) Aviation Division, and the City of Bremerton. Neither FAA nor WSDOT Aviation has direct authority over local land-use decisions. FAA regulations are directed specifically at airport and aircraft operations. In order to maintain the airport's certification, Bremerton National Airport must comply with FAA regulations as they pertain to the airport's property. WSDOT Aviation provides guidance to communities relative to land use compatibility. Indirectly, direction provided by FAA and WSDOT Aviation, can influence development regulations that are established by local jurisdictions. A provision of the State's Growth Management Act directs "[e]very county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public ... shall, through its comprehensive plan and development regulation, discourage the siting of incompatible uses adjacent to such general aviation airport" (RCW 36.70.547). As described elsewhere in this Draft EIS, the Bremerton Site and the surrounding area were annexed to the City of Bremerton as part of the South Kitsap Industrial Area (SKIA) and the City is currently in the process of developing a subarea plan for SKIA. As such, the Port of Bremerton indicates that neither they nor the City have adopted WSDOT's land use compatibility zones; such, however, could be an outcome of the SKIA planning effort.

WSDOT's *Airports and Compatible Land Use Guidebook* identifies two major

considerations. One consideration concerns the specific location of the land use relative to one of the State's six conceptual safety zones and the other addresses the nature of the land use within that zone. The zones are recommended guidelines (non-regulatory) and are based on accident location distribution data. Each zone corresponds to a phase of an aircraft's take-off or landing operation and the associated accident risk relative to proximity to the centerline of the runway. A proposed Westside Prison Reception Center building complex at the Bremerton Site would be located in Zone 6, roughly 100-200 feet west of conceptual Zone 2. Zone 6 is the area with the lowest aircraft safety risk (i.e., proximate to the runway but not area normally associated with take-off or final landing approach).

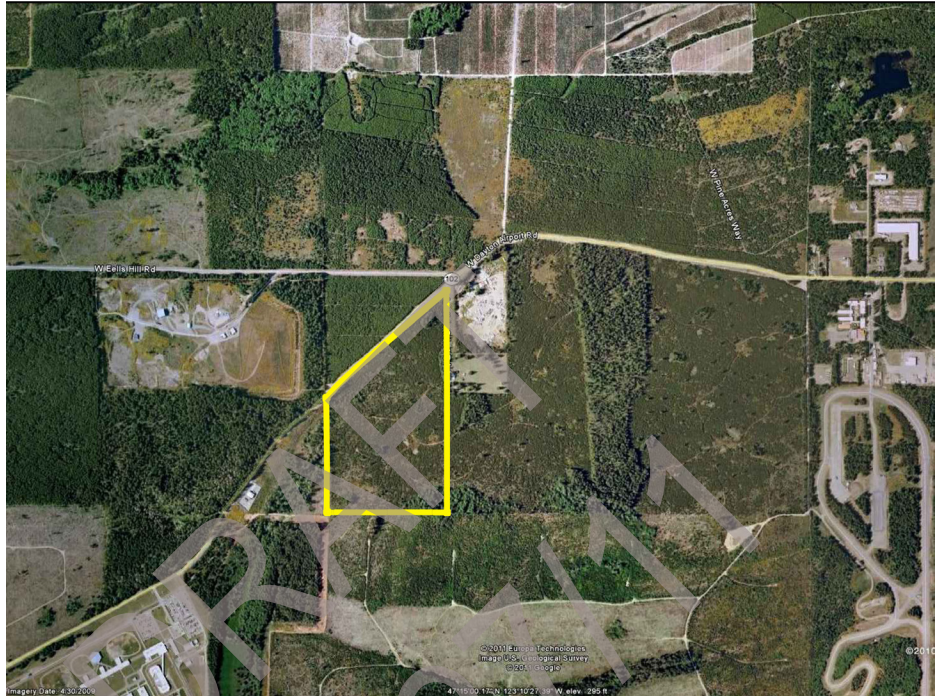
Mason County Site Alternative

The 50-acre Mason County Site (within the larger 500 acre property near the intersection of SR 102 and Eells Hill Road) is rectangular in shape and is located south of SR 102 and northeast of the existing Washington State Correctional Center (WCC), as shown on Figure 4.1.2. The site is currently held in private ownership.

Existing Land Uses

The Mason County Site is currently undeveloped. The site is vegetated with mature trees and has been previously logged for timber. The topography of the site is generally level with the highest elevation at 340 feet near the southeast corner and the lowest point at 300 feet near the northwest corner. Vehicular access to the site is from SR 102, a state highway.

Figure 4.2.2 – Existing Conditions Mason County



Surrounding adjacent land uses include undeveloped land to the north, an auto junk yard with a single-family residence to the east, undeveloped land to the south and undeveloped land to the west. Further to the west (but east of SR 102) is a PUD Peaking Station and to the southwest is the existing WCC, which houses DOC's existing reception center.

Existing Critical Areas

There are no County-designated critical areas located within the Mason County Site. However, a 1.9-acre wetland has been identified within the north western portion of the site. In addition, the general area, including the site, is mapped as a Class 2 aquifer recharge area.

Other designated critical areas are located offsite to the west including the South Fork of Goldsborough Creek and associated wetlands, and south of the property including landslide hazard areas, potentially liquefiable soils and wetlands.

Existing Utilities

The City of Shelton is the purveyor of water and sewer utilities to the Mason County Site. Currently, there is sewer service provided to the site. Water service is planned to be extended to the Washington State Patrol property approximately one mile to the east of the site.

The natural gas service purveyor for the Mason County Site is Cascade Natural Gas. Natural gas service is currently provided to the site.

The electrical service purveyor is PUD #3. Electrical service, including 3-phase electrical service at 3,500 kVA, is provided to the site.

Existing Comprehensive Plan, Zoning and Shoreline

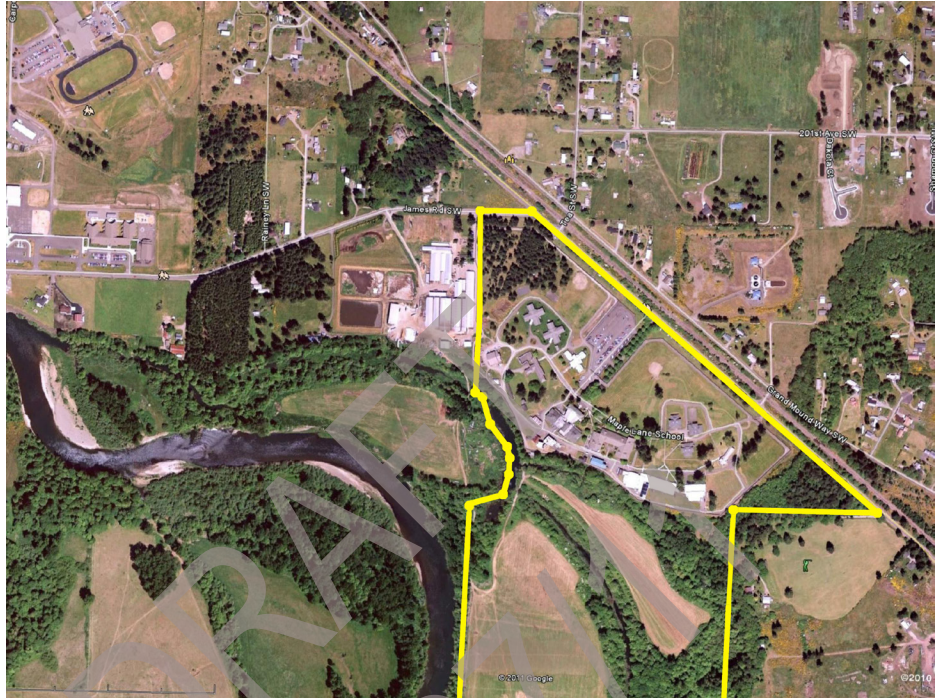
The Mason County Site is located outside of an Urban Growth Area boundary. Mason County's Comprehensive Plan has designated the site as "Forestry". The current zoning of the site is "Rural Residential 20". The site is not located within a designated shoreline area.

Thurston County Site Alternative

The 209-acre Thurston County Site is located at 20311 Old Highway 9 SW in Grand Mound and is the site of the former Maple Lane Juvenile Detention Facility. The site is owned by the State of Washington. The 55-acre portion of the site that would be developed under this alternative comprises the area containing the former Maple Lane Juvenile Detention Facility; generally corresponding with the developed area located within the existing perimeter roadway.

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Figure 4.2.3– Existing Conditions Thurston County



Existing Land Uses

The 55 acre northern portion of the Thurston County Site is developed with multiple structures that were associated with the Maple Lane Juvenile Facility that formerly occupied the site. Such uses included: administrative offices, dormitories, utilities/boilers, recreational activities, classrooms, and medical facilities. A 5-acre open is located on the northeastern portion of the site. A 12 foot tall fence is located around the perimeter of the onsite buildings. A staff parking lot accommodating 200 parking spaces is located in the central portion of the site, outside the perimeter fencing. Mature trees are located around the perimeter of the site, along the main entrance driveway, and around some interior buildings. A large grove of trees is also located in the northwestern portion of the site.

The topography in the site is generally level with the highest elevation at 162 feet near the northern corner and the lowest point at 160 feet near the southern boundary. There is an approximate 25-foot elevation change between the southern boundary of that portion of the site containing buildings and offsite wetlands and floodplain associated with the Chehalis River. Primary vehicular access to the site is from Old Highway 9 SW.

Surrounding adjacent land uses include a dairy farm located to the northwest; rural residential, agricultural, religious uses and a water/sewer treatment plant to the northwest (north of Old Highway 9 SW); rural residential uses to the east (east of Old

Highway 9 SW); a public golf course to the immediate southeast (adjacent to the site); and undeveloped land to the south (within the 209-acre property).

Existing Critical Areas

Wetlands and/or wetland buffer areas are located on the southwest, south and southeastern boundaries of the site and extend offsite to the south. Prairie Creek runs adjacent along east edge and through the southern portion of the site and extends offsite south southwest. The flood zone and shoreline area associated with Prairie Creek are located onsite and extend offsite to the southwest. Four mature oak trees are located in this area, one south of the existing Voc-tech Building and three located north of the existing Administration Building.

The majority of the southern, 155 acres of this 209-acre property (on which the 55-acre site is located) are designated critical areas, including: wetlands, wetland buffers, flood zones, hydric soils and shoreline management/shoreline buffer areas associated with Prairie Creek and the Chehalis River. The entire site is mapped as a Category 1 critical aquifer recharge area. Four mature oak trees are located in this area, one south of the existing Voc-tech Building and three located north of the existing Administration Building.

The Thurston County site has been designated by the WA Department of Natural Resources (DNR) - as threatened/endangered habitat for pocket gophers, prairie soils, and oak tree stands.

Existing Utilities

Thurston County is the purveyor of water and sewer utilities to the Thurston County Site. Currently, a well-water system is located onsite. The closest connection to the existing public water supply is 1.4 miles from the site. Public sewer utilities are currently provided to the site.

The natural gas service purveyor for the site is Puget Sound Energy. Natural gas service is currently provided to the site.

The electrical service purveyor is Puget Sound Energy. Electrical service, including 3-phase electrical service at 3,500 kVA, is provided to the site.

Existing Comprehensive Plan, Zoning and Shoreline

The Thurston County Site is located within the Thurston County Urban Growth Area boundary. The developed portion of the site is also included in the Grand Mound Subarea. The County *Comprehensive Plan* designates the Thurston County Site as "Planned Industrial". The current zoning of the 55-acre northern portion of the site is "Planned Industrial". The southern 155-acre undeveloped portion of the site is zoned "Long Term Agricultural".

Description of Each Site Alternative

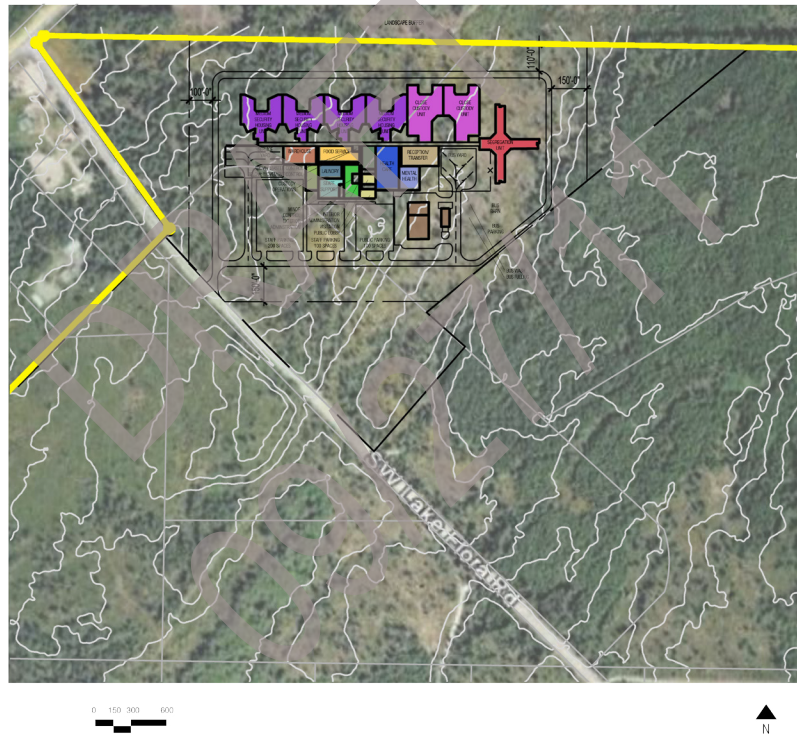
The following is a description of the proposed Westside Prison Reception Center as it relates to each site alternative.

Bremerton Site Alternative

Building Complex

Location of the proposed Westside Prison Reception Center on the Bremerton site would occupy approximately 27.5 acres (approximately 46 percent of the 60 acre site) consisting of buildings, surface parking, access drives and service/bus yard. Open space/landscaping would comprise an additional 12 acres and 10 acres of open space acres (approximately 37 percent of the site). In total, development of the new Westside Prison Reception Center at this site would result in the conversion approximately 49.5 acres (82 percent of the site) to a governmental/institutional use. The remaining 10.5 acres (18 percent of the site) would remain in natural vegetation (see Figure 4.1.4 for an illustration of the proposed reception center on the Bremerton site).

Figure 4.2.4 - Bremerton Site Alternative



As shown by Figure 4.1.4, the proposed reception center at this site would be located in the northeast portion of the site and would be oriented in an east/west direction -- generally parallel with north property line. Parking and services located outside of the secure main building would be located in proximity to Lake Flora Road (setback approximately 1200 feet from the roadway) with the secure main building behind (north). As indicated earlier in this chapter, the secure portion of the building would be 2 stories in height and supporting structures outside of the main building would be 1-story in height. The main building would be setback approximately 1300 feet from Lake Flora Road.

Vehicular Access and Parking

One access drive would provide vehicular ingress/egress to the site from SW Lake Flora Road. As shown by Figure 4.1.4, the main access drive would be located in the center portion of the site and would provide primary access for busses, staff and visitors.

The preliminary design concept indicates that the three proposed parking lots would provide approximately 400 spaces. Staff parking would be accommodated by two lots (one with 200 spaces and a second lot with 100 spaces) and public parking would be accommodated by a 100-space lot. A bus yard load/unload area and a service yard serving the warehouse would also be provided (see Figure 4.1.4).

Street Frontage Improvements

Siting the *Westside Prison Reception Center* at this location would include curb, gutter and sidewalk, 5-foot wide bike lane, 6-foot wide planter strip and 12-foot wide travel; lane based on current standards.

Landscaping

As noted previously, it is anticipated that approximately 9 percent of the Bremerton Site would be in landscaping. Landscaping would be provided as grasses, trees and ornamental shrubs.

Grading

It is anticipated that approximately 320,000 cubic yards of cut and equal cubic yards of fill (total earthwork balancing out) would be required for construction of the *Westside Prison Reception Center* at this site. No off-site transport is expected.

Utilities

Water Service would be provided by the City of Bremerton. The City of Bremerton has indicated that the DOC would need to construct a new booster pump and reservoir may be needed to serve the reception center at this site. Water service to the site would be provided via a 3.2 mile extension from the existing 12-inch water line near the Bremerton Airport via SR 3 to SW Lake Flora Road and the site (a distance of approximately 3.2 miles), constructed by the DOC.

Sewer Service would be provided by the City of Bremerton. The City treatment lagoons in the vicinity of the Bremerton Site do not have capacity for the *Westside Prison Reception Center*. To provide a new sanitary sewer service to this site, the City of Bremerton has stated that DOC would need to construct two pump stations,

approximately 1.3 miles of 8-inch force main along SR 3, 0.85 mile of eight-inch gravity main on Port of Bremerton property, an MBR treatment facility on Port of Bremerton property, and one mile of 8-inch reclaimed water force main on Port of Bremerton property.

Temporary and Permanent Storm water Control systems for a reception center at this site would be designed and constructed in accordance with applicable City of Bremerton requirements (including compliance with the 2005 DOE Stormwater Manual). With development of the site, stormwater would be conveyed at a controlled rate to the site's natural discharge location(s). Water quality treatment would be provided by wetponds, biofiltration, media filter drains or other methods as accepted by the City of Bremerton.

Land Use Code

The City of Bremerton Comprehensive Plan designates the site as M/IC, a Manufacturing and Industrial Center.

The current zoning of the site is Industrial. Among the uses listed as conditionally permitted in the Industrial Zone by the Bremerton Municipal Code is Group Residential Facility – Class II. According to the Bremerton Zoning Code, the definition of Group Residential Facility – Class II includes “housing of persons needing correctional or mental rehabilitation”. Because the proposed Westside Prison Reception Center can be considered “housing persons needing correctional rehabilitation”, the proposal is considered a conditionally permitted use in the Industrial Zone.

The proposed Westside Prison Reception Center on the Bremerton Site would be located within Zone 6 of the Bremerton National Airport. Although Zone 6 is a conceptual area with the lowest level of increased safety risk associated with aircraft operations, because a designation is assigned to this area, area within this zone is considered to have a level of increased risk. The airport indicates that “as long as the facility itself is not located along the extended runway centerline [Zone 2 or 4], it should be compatible /appropriate within this zone.” Within each of the six zones, WSDOT Aviation has identified the types of land use patterns that could be appropriate and, in some instances, the density of development that may be possible. In Zone 6, the guidelines indicate that correctional facilities are uses that “may be compatible with airport operations depending upon their location, size, bulk, height, density and intensity of use.”

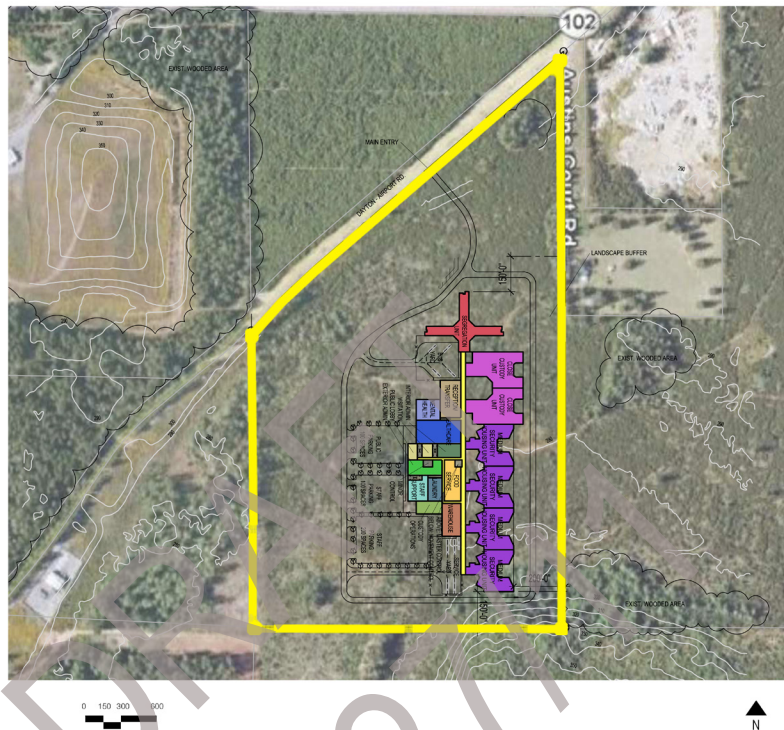
Mason County Site Alternative

Building Complex

Location of the proposed Westside Prison Reception Center on the Mason County site would occupy approximately 24 acres (approximately 48 percent of the 50 acre site) consisting of buildings, surface parking, access drives and service/bus yard. Open space/landscaping would comprise an additional 9 acres in landscaping and 10 acres in open space (approximately 38 percent of the site). In total, development of the new Westside Prison Reception Center at this site would result in the conversion approximately 43 acres (86 percent of the site) to a governmental/institutional use (including associated landscaping and open space). The remaining 7 acres (14 percent of the site) would remain in natural vegetation (see **Figure 4.1.5** for an

illustration of the proposed reception center on the Mason Co. site).

Figure 4.2.5 –Mason Site Alternative



As shown by Figure 4.1.5, the proposed reception center at this site would be located in the center portion of the site and would be oriented in a north/south direction -- generally parallel with east property line. Parking and services located outside of the secure main building would be located in proximity to Dayton Airport Road (setback approximately 700 feet from the roadway) with the secure main building behind (east). As indicated earlier in this chapter, the secure portion of the building would be 2 stories in height and supporting structures outside of the main building would be 1-story in height. The main building would be setback approximately 500 feet from Dayton Airport Road.

Vehicular Access and Parking

One access drive would provide vehicular ingress/egress to the site from Dayton Airport Road. As shown by Figure 4.1.5, the main access drive would be located in the center portion of the site and would provide primary access for busses, staff and visitors.

The preliminary design concept indicates that the three proposed parking lots would provide approximately 400 spaces. Staff parking would be accommodated by two lots (one with 200 spaces and a second lot with 100 spaces) and public parking would be accommodated by a 100-space lot. A bus yard load/unload area and a service yard serving the warehouse would also be provided (see Figure 4.1.5).

Street Frontage Improvements

Siting the Westside Prison Reception Center at this location would include roadway widening to provide minimum shoulder width (3-feet wide) of a wider shoulder to serve as a bikeway.

Landscaping

As noted previously, it is anticipated that approximately 9 percent of the Mason Co. Site would be in landscaping. Landscaping would be provided as grasses, trees and ornamental scrubs.

Grading

It is anticipated that approximately 120,000 cubic yards of cut and equal cubic yards of fill (total earthwork balancing out) would be required for construction of the Westside Prison Reception Center at this site. No off-site transport is expected.

Utilities

Water Service would be provided by the City of Shelton. Adequate public water supply and capacity (including fire flow) is anticipated to be available to serve the reception center at this site. The City of Shelton would require the DOC to construct approximately 1.2 miles of 12-inch ductile iron water main along West Dayton Airport Road (SR 102) from the Washington State Patrol (WSP) offices to the site. Currently, there are plans for a two-mile water main extension to extend water to the WSP, but funds have not yet been obtained to construct this portion. DOC would be required to fund and construct this water main extension if the current project fails to get funding.

Sewer Service would be provided by the City of Shelton. Expansion of the satellite sewage treatment plant would be required to treat sewage generated by operation of the prison reception center; phased expansion of the satellite plant has been planned for and sufficient capacity is expected by 2016 if funding is available. An on-site sewer pump station would be required to connect to the existing pressure main at the site

Temporary and Permanent Stormwater Control systems for a reception center at this site would be designed and constructed in accordance with applicable Mason County requirements (including compliance with the 2005 DOE Stormwater Manual). With development of the site, stormwater would be controlled by a combination of open infiltration ponds, swales and possibly infiltration pipes that temporarily store stormwater while releasing to the subsurface soils. Water quality treatment would be provided by wetponds, biofiltration, media filter drains or other methods as accepted by Mason County.

Land Use Code

The Mason County *Comprehensive Plan* designates the site as Forestry.

The current zoning of the site is Rural Residential 20. Among the uses listed as "Special Permit Required" in the Rural Residential 20 Zone by the Mason County Code are Essential Public Facilities. According to the Mason County Code the definition of Essential Public Facility includes "*facilities such as prisons, correctional facilities, juvenile detention centers, courthouses, and hospitals*". Because the proposed reception center is a "correctional facility", the proposal is considered a special permit required use in the Rural Residential 20 zone.

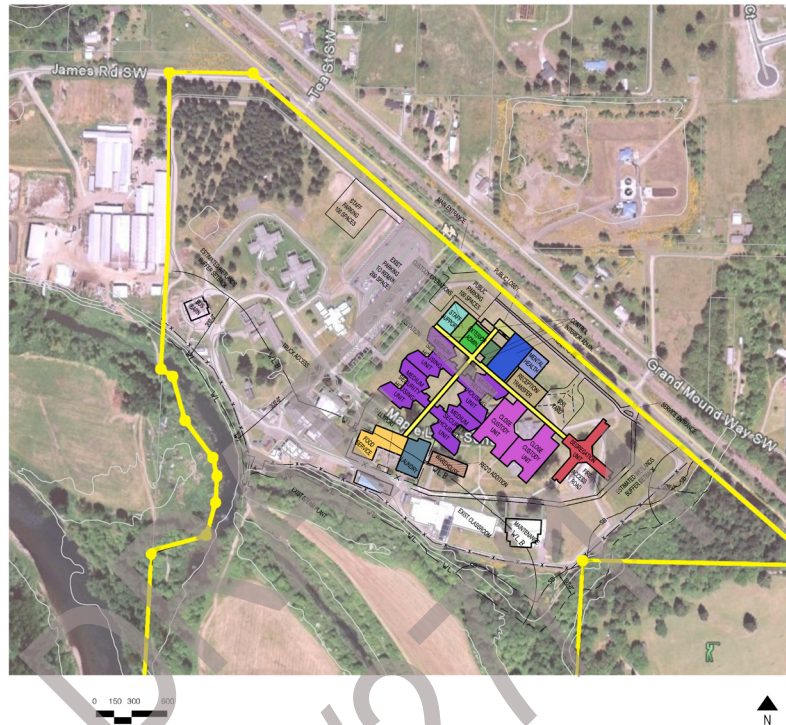
Thurston Co. Site Alternative

Building Complex

Location of the proposed Westside Prison Reception Center on the Thurston Co. site would occupy approximately 55 acres (approximately 25 percent of the 209 acre site) consisting of buildings, surface parking, access drives and service/bus yard. Open space/landscaping would comprise an additional 10 acres (approximately 5 percent of the site). Approximately 20 acres of the existing Maple Lane Juvenile Detention Facility would remain (primarily in the area west of the existing maple tree-lined main access road). Development of the new Westside Prison Reception Center at this site would result in the intensification of the existing governmental/institutional use. The 155-acre southern portion of the site (74 percent of the site) would remain in natural vegetation.

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Figure 4.2.6 – Thurston Co. Site Alternative



As shown by Figure 4.1.6, the majority of the reception center on this site would be located east of the existing maple tree-lined main access road, including the main reception center building and surface parking accommodating 100 public parking spaces. To accommodate reception center development, demolition of certain existing buildings associated with the previous Maple Lane Juvenile Detention Facility located east of the maple tree-lined access road would be required, including demolition of the Olympic (Building 30), Rainier (Building 31) and Spruce (Building 7) housing buildings.

Certain existing buildings located east of the main access road would be remodeled and utilized for reception center functions, including the existing voc-tech building (Building 37) that would be utilized for maintenance functions, the existing multi-service building (Building 11) that would be utilized for food service and laundry, and the new commissary building (Building 38) that would be utilized as a warehouse. In addition, the existing steam plant, associated steam tunnels and existing emergency generator building would be retained and upgraded to service new and existing buildings.

Prison reception center uses in the portion of the site west of the main access road

would include use of the existing approximately 200 space surface lot, creation of a new approximately 100 space staff parking lot and use of the existing maintenance building (Building 29) for bus barn use. No existing buildings west of the main access road would be demolished.

Vehicular Access and Parking

Two access drives would provide vehicular ingress/egress to the site from Old Highway 9 SW. As shown by Figure 4.1.6, the main access drive would be located in the center portion of the site and would provide primary access for staff and visitors. A secondary service drive would be located in the northeast portion of the site and would provide bus and service vehicle access.

The preliminary design concept indicates that the three proposed parking lots would provide approximately 400 spaces. Staff parking would be accommodated by two lots (one with 200 spaces and a second lot with 100 spaces) and public parking would be accommodated by a 100-space lot. A bus yard load/unload area and a service yard serving the warehouse would also be provided (see Figure 4.1.6).

Street Frontage Improvements

Siting the Westside Prison Reception Center at this location would not require any frontage improvements associated with the project.

Landscaping

As noted previously, it is anticipated that approximately 5 percent of the Bremerton Site would be in landscaping. Landscaping would be provided as grasses, trees and ornamental scrubs.

Grading

It is anticipated that approximately 35,000 cubic yards of cut and equal cubic yards of fill (total earthwork balancing out) would be required for construction of the Westside Prison Reception Center at this site. Most earthwork is expected to occur onsite but due to limited site area, it is possible approximately 5,000 cubic yards would require transport off site.

Utilities

Water Service would be provided by a combination of on-site wells and the Thurston County public water supply system. Existing on-site wells and tank are anticipated to be sufficient to meet anticipated domestic water capacity needs. Fire flow pressure would require connection to the public water supply system. Water service to the site would be provided via an extension from the existing 12-inch water line in Old Highway 9.

Sewer Service would be provided by Thurston County. A new oxidation ditch would be required to accommodate the additional loading associated with the prison reception

center at this site. Sewer service conveyance to the site would be provided via on-site extensions of the existing sewer system serving the site.

Temporary and Permanent Stormwater Control systems for a reception center at this site would be designed and constructed in accordance with applicable Thurston County requirements (including compliance with the 2005 DOE Stormwater Manual). With development of the site, stormwater would be controlled by a combination of open ponds, swales and possibly infiltration pipes that would temporarily store stormwater while releasing to the subsurface soils; a portion of the existing stormwater system would be reused as an emergency overflow for the ponds. Water quality treatment would be provided by wetponds, biofiltration, media filter drains or other methods as accepted by Thurston County.

Land Use Code

The Thurston County *Comprehensive Plan* designates the site as Planned Industrial. The current zoning of the site is Planned Industrial (PI). Among the special uses listed for the Planned Industrial Zone by the Thurston County Code are jails, juvenile detention facilities and secure community transition facilities (prisons are not included in the list of special uses in the IP Zone). In addition, the specific standards section of the Thurston County Code provides a list of conditions for a prison related to distance from other zoning districts that do not permit prisons and distance from schools. Thus, location of the reception center at this site may require certain amendments to the Thurston County Code.

4.3 Acquisition Process

Washington Department of Corrections has not selected a site for acquisition. The potential sites under consideration are identified in section 4.1.

4.4 Projects without Selected Sites

(See section above)

4.5 Preferred Site(s)

Preferred site will be determined after an enhanced EIS process is completed in December 2012. If all sites are found to be acceptable, the WDOC will proceed with a recommended site subject to legislative approval.

- 5.1 Relate the Budget to the Scope of Work
- 5.2 Effective Utilization of Space
- 5.3 Cost Estimating versus Cost Planning
- 5.4 Projects Outside Cost Control Ranges
- 5.5 Funding Sources
- 5.6 Funding Methods

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5.1 Relate the Budget to the Scope of Work

Introduction

The probable construction costs have been developed for all the proposed sites based on the building configuration of each site based on the building configurations of each site. As an example, the bus barn was not needed for the Mason County site, therefore no cost need be included. Costs are based on present day conditions and are escalated to the proposed construction period as shown on the C-3 form. A summary of the costs among the site is delimited in the spreadsheet for comparison. The cost breakdown for each site is shown in the Appendix 9.2. Those detailed costs were developed from the systems and components described in the narratives following the spreadsheet. Specific specification descriptions follow the narratives to further define the proposed building components.

For the most part, the buildings at Mason County and Bremerton have very similar conditions and requirements. The Thurston County site has existing buildings and grounds that are to be reused. These variants change the configuration of the building and add demolition and remodeling costs that differs from the other sites.

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SUMMARY

WESTSIDE RECEPTION CENTER		Integrus Architects		
Various Locations		Matson Carlson & Assoc., Estimating		
Pre-Design Cost Estimate		9/14/2011		
KEY	UNIFORMAT	BREMERTON	MASON	THURSTON
BUILDINGS				
A10	Foundations & Slab on Grade	\$3,728,515	\$3,728,515	\$3,326,326
B10	Super Structure: Floor & Roof Framing	\$4,010,132	\$4,010,132	\$3,576,616
B20	Exterior Walls	\$7,861,874	\$7,861,874	\$7,565,534
B30	Roofing	\$5,655,116	\$5,655,116	\$5,289,856
C10	Interior Construction: Ptns, Doors/Sp's & Cswrk	\$12,368,137	\$12,368,137	\$12,852,775
C20	Stairs	\$235,100	\$235,100	\$235,100
C30	Interior Finishes	\$1,613,318	\$1,613,318	\$1,676,362
D10	Conveying	\$0	\$0	\$0
D20	Mechanical	\$22,510,330	\$22,510,330	\$22,809,808
D50.1	Electrical	\$10,325,305	\$10,325,305	\$10,427,090
D50.2	Security Electronics	\$5,351,844	\$5,351,844	\$5,394,238
D50.3	IT: Telecommunications	\$3,013,649	\$3,013,649	\$3,045,018
E10	Equipment	\$2,894,465	\$2,894,465	\$2,894,465
F10	Special Construction: Pre-Cast Cells	\$11,264,000	\$11,264,000	\$11,264,000
TOTAL BUILDING RAW COST		\$90,831,784	\$90,831,784	\$90,357,187
General Conditions, LEED, Bond, Ins, B&O, etc @ 1		\$9,991,496	\$9,991,496	\$9,939,291
Overhead & Profit @ 4%		\$4,032,931	\$4,032,931	\$4,011,859
Design Contingency @ 5%		\$5,242,811	\$5,242,811	\$5,215,417
TOTAL COST @ BID TODAY		\$110,099,022	\$110,099,022	\$109,523,754
Building GSF		356,000	356,000	356,000
Building \$/SF		\$309	\$309	\$308
SITework				
G10	SITE PREPARATION	\$3,945,210	\$1,972,250	\$953,300
G20	SITE IMPROVEMENTS	\$7,616,098	\$4,336,665	\$3,213,740
G30	SITE UTILITIES	\$4,161,780	\$4,525,900	\$3,917,645
TOTAL SITE RAW COST		\$15,723,088	\$10,834,815	\$8,084,685
General Conditions @ 11%		\$1,729,540	\$1,191,830	\$889,315
Overhead & Profit @ 4%		\$698,105	\$481,066	\$358,960
Design Contingency @ 10%		\$1,815,073	\$1,250,771	\$933,296
TOTAL SITE COST @ BID		\$19,965,806	\$13,758,481	\$10,266,256
OFF SITE IMPROVEMENTS		\$19,841,943	\$7,654,319	\$2,230,605
STORM WATER RETENTION/DETENTION		\$0	\$0	\$0
TOTAL MACC CONSTRUCTION COSTS		\$149,906,770	\$131,511,822	\$122,020,615
ADDITIONAL COSTS				
E10	EQUIPMENT	\$8,034,719	\$8,034,719	\$8,034,719

DESCRIPTIVE NARRATIVES

GEOTECHNICAL

GENERAL

Site-specific subsurface explorations, geotechnical evaluation and development of geotechnical design recommendations for specific elements of the proposed development should be completed prior to and during design. These activities should address the specific requirements in the relevant sections of the applicable local codes pertaining to Geologically Hazardous Areas and Critical Aquifer Recharge Areas, as applicable.

GEOLOGY AND SOILS

The potential impacts related to existing geology and soil conditions on site development generally include:

- Settlement of structures and fill embankments, and
- Earthwork constraints associated with stripping of unsuitable soils, and excavating, hauling, placing and compacting moisture sensitive soils.

Potential settlement issues can be mitigated by using proper site preparation techniques that include removal of surficial organic materials (vegetation, forest duff, topsoil and/or shallow peat deposits and large roots) from beneath proposed structure and pavement locations. Existing fill soils, if encountered during site grading, should be removed and replaced if found to be in a loose or uncompacted condition.

Appropriate foundation support systems would be designed and constructed so that settlements would be within acceptable limits. Foundation systems would be designed in accordance with applicable IBC and local agency codes.

Impacts associated with earthwork using the onsite moisture sensitive soils can be mitigated by limiting earthwork activities to the dry season, typically considered to extend from June through October in the Puget Sound region. Even during the normally dry season, periods of wet weather may occur, and it may be necessary to limit earthwork activities during such occurrences. Also, it may be necessary to moisture condition (dry) soils if they become too wet during wet weather or if their natural moisture content is significantly above the optimum for compaction.

If earthwork occurs during the wet seasons of the year, the associated activities may need to be limited to windows of dry weather, or free-draining fill soil may need to be imported to the site.

Surficial materials removed during clearing and stripping could be reused in landscaped areas.

Temporary shoring can be used to support cuts for utilities and other underground fea-

tures where open cuts would not be feasible. The shoring if needed, and all open cuts, should be designed and constructed in accordance with Washington State regulations.

Temporary dewatering may be needed during construction of subsurface features. Dewatering systems can be designed and controlled to limit impacts to nearby areas, such as subsidence.

GEOLOGIC HAZARD AREAS

Steep Slopes and Landslide Hazards

Mitigation for construction in steeply sloping areas will consist of limiting soil disturbance and removal of vegetation, proper design and construction of cut and fill slopes, use of retaining structures where necessary, implementing features that control or avoid surface water or groundwater flow, and slope revegetation. Design would include slope stability evaluations where appropriate, including identification of an adequate buffer distance.

Seismic Hazards

The risk of strong ground shaking all three sites is moderate to high, as with all sites in the Puget Sound region. The impact of strong ground shaking can be mitigated by designing the proposed buildings and other structures in accordance with the seismic provisions of the applicable building codes (such as the 2009 IBC) at the time of design.

Shallow slides induced by strong ground shaking can be mitigated by reducing slope height and providing adequate drainage and vegetation on and near the slope.

Erosion Hazards

For construction, a TESC plan should be developed and implemented which would provide for the interception and treatment of potential silt-laden runoff that could occur during clearing, grading, construction of structures, and site stabilization. The TESC plan should specify measures to prevent silt-laden runoff from leaving the construction site. The plan would describe general requirements, soil- and ground-cover protection measures, conveyance systems, and sedimentation facilities. The TESC plan should be prepared in accordance with the Washington State Department of Ecology and local agency requirements.

GROUNDWATER

Potential reductions in the quantity of shallow groundwater flow can be mitigated by including Low Impact Development (LID) stormwater features in the design of the new facility. LID measures could include partial infiltration of stormwater generated from developed portions of the site. Infiltration measures could include pervious pavements,

bioretention swales, rain gardens, and other features. Infiltration facilities should be placed close to existing wetlands and drainages where possible.

Mitigation measures to address the potential diversion of shallow groundwater along underground utilities could include installation of impermeable seepage barriers at intervals within the trench backfill.

Mitigation measures to address potential groundwater quality impacts include implementation of construction BMPs, spill prevention and control plans, construction materials and waste management plans, and monitoring of stormwater discharged to the groundwater systems. These measures would conform to local agency code requirements, specifically as they relate to aquifer protection.

BREMERTON

TOPOGRAPHY

Cuts and fills for the proposed development will likely be quite extensive because of the sloping terrain represented by the series of ridges and swales across the site. Cuts and fills of up to 20 feet are anticipated. Slopes created by cuts that range up to 20 feet in height can be satisfactorily made at inclinations of 2H:1V (horizontal to vertical) or flatter. Cuts that cannot be sloped back could be supported with engineered retaining walls such as conventional gravity retaining walls, MSE walls, soldier pile and tieback walls, or soil nail walls.

GEOLOGY AND SOILS

Potential settlement issues can be mitigated by avoiding construction in areas underlain by peat soils beneath proposed structure and pavement locations. Partial or complete removal of peat could also be considered.

GEOLOGICAL HAZARD AREAS

Seismic Hazards

Structures should be located outside of soft soil areas such as peat areas within the site, or the soft soils could be removed.

Groundwater

The quantity of water that can be infiltrated will be limited by the low permeability of the near-surface glacial till soils.

No mitigation related to groundwater withdrawal (that is, an on-site well system) will be needed, as all water for the Reception Center will be piped to the site from municipal sources.

MASON

TOPOGRAPHY

Cuts and fills for the proposed development will likely be relatively small within the central and southern portions of the site. However, cuts and fills of up to 20 feet are anticipated for the two access roads that will descend the steep slopes in the northern portion of the site. Slopes created by cuts that range up to 20 feet in height can be satisfactorily made at inclinations of 2H:1V (horizontal to vertical) or flatter. Cuts that cannot be sloped back could be supported with engineered retaining walls such as conventional gravity retaining walls, MSE walls, soldier pile and tieback walls, or soil nail walls.

GROUNDWATER

The quantity of water that can be infiltrated may be limited by the thickness of the recessional outwash soils and the depth to the groundwater.

No mitigation related to groundwater withdrawal (that is, an on-site well system) will be needed, as all water for the Reception Center will be piped to the site from municipal sources.

THURSTON

TOPOGRAPHY

Cuts and fills for the proposed development will likely be minor because of the nearly level terrain across the site. Cuts and fills of less than 5 feet are anticipated. Steep slopes are not likely to be created during grading. Any cut slopes needed are likely to have limited height and will be inclined at 2H:1V or flatter.

GEOLOGY AND SOILS

Potential settlement issues can be mitigated by using proper site preparation techniques that include removal of building demolition debris from beneath proposed structure and pavement locations.

GROUNDWATER

The quantity of water that can be infiltrated is relatively high due to the high permeability of the near-surface recessional outwash soils. No mitigation related to groundwater withdrawal will be needed, as the existing wells onsite will continue to be used at their current output. Supplemental water needed for the Reception Center will be piped to the site from municipal sources.

CIVIL

BREMERTON

Site

This project will construct a 356,000square foot Westside Reception Center facility including asphalt parking for 400 vehicles, service areas and access roads. It is anticipated that primary vehicular access to the site would be from SW Lake Flora Road; there are currently no access drives to the site from SR 3, which is a state highway

The Bremerton Site is presently undeveloped and has been determined to contain multiple wetland areas at locations that will be impacted by the potential improvements. The site is vegetated with mature trees and has been previously logged.

EROSION CONTROL

Erosion control Best Management Practices “BMPs” will be used to prevent erosion during construction and to stabilize the site after construction. Onsite till soils are known to be moisture sensitive and will deteriorate during wet weather if not protected. The BMPs will consist of silt fence, stabilized soils with rock or pulverized concrete, catch basin protection and sediment ponds, at a minimum. Measures such as sediment tanks may be necessary to maintain protection of adjacent wetland areas and downstream drainage courses.

EARTHWORK AND GRADING

The topography in the site is slightly sloping, with the highest elevation at 440 feet near the northeast corner, and the lowest point at 350 feet near the northwest corner.

Soil conditions have been determined to primarily consist of glacial till with possibly some areas of recessional outwash. Glacial till and recessional outwash soil types have been found to have properties that are generally favorable for site development if placed in proper conditions. Engineering properties of glacial till soils is not supportive of infiltration of storm water.

Existing native soils will be excavated and placed in accordance with geotechnical recommendations to prepare the site for the building, paving and other site improvements. If onsite soils are deemed unsuitable by the geotechnical engineer for use in structural areas, the soils will be removed from the site and/or disposed onsite in non-structural areas as appropriate. Imported structural fill will be used to replace unsuitable soils that are removed from the site.

ADA accessibility will be provided from the parking areas into the building.

STORM

The City of Bremerton is the permitting authority for storm drainage improvements on properties within its boundary, including the Bremerton Site. Storm drainage improvements to mitigate for new impervious surfaces will meet the Washington State Department of Ecology (DOE) 2005 Storm Water Management Manual for Western Washington (SMMWW), as applied by the City of Bremerton.

Currently, there are no manmade storm drainage systems extending to this site except for downstream ditches and culverts. City of Bremerton does not have any planned

storm drainage improvements in proximity to the site. This site falls within the SKIA boundary which requires the use of Low Impact Development as its primary storm water management approach.

The sites natural drainage is primarily sheet flow toward the south and southwest toward SR 3 and Lake Flora Road. An existing 36" diameter culvert conveys drainage from a portion of the site and properties to the north under Lake Flora Road continuing southwest.

Because the onsite soils are generally not supportive for infiltration of storm water, flow control will utilize open ponds that will temporarily store storm water from the site while releasing at a controlled rate to the site's natural discharge location(s). Due to the site draining both to the south and southwest, multiple storm water facilities will be necessary. Underground detention pipe is an alternative if needed due to the potential of wildlife hazards from the ponds in relation to the flight paths from the nearby airport. The natural discharge location downstream of this site is Lider Lake, which does not appear to have any natural outfall.

Water quality of storm water from areas subject to vehicular traffic will be provided with the use of wetponds, biofiltration, media filter drains, or other methods, as accepted by the City of Bremerton.

Sustainable design elements such as rain gardens and porous pavement will likely be incorporated into the design, as this site falls within the SKIA, which has an emphasis on using Low Impact Development strategies.

Somewhat depending on the required offsite road improvements for SR 3 or Lake Flora Road, the downstream road side ditches will be improved to accept storm water discharge from the onsite detention ponds.

WATER

The City of Bremerton is the purveyor of water utilities to properties within its boundary, including the Bremerton Site. Currently, there is no water service provided to this site. The nearest water service connection is approximately 2.2 miles from the site on SR 3 near the Bremerton Airport. This site falls within the SKIA boundary and therefore water infrastructure improvements will be required to follow the SKIA Subarea Plan.

The Reception Center will require a peak domestic flow of 179,200 gpd and a fire flow of 3000 gpm for 120 minutes. The City of Bremerton water system has capacity to serve this site. To provide a domestic water service and fire protection water to this site, the City of Bremerton has stated that DOC will need to construct approximately 3.2 miles of 16-inch ductile iron water main along SR 3 and Lake Flora Road to the site. Construction of the offsite water main will require a stream crossing of the Union River.

Onsite improvements will likely consist of an 8-inch or 10-inch water main loop with fire

hydrants to provide fire protection.

SANITARY SEWER

The City of Bremerton is the purveyor of sanitary sewer utilities to properties within its boundary, including the Bremerton Site. The City of Bremerton's main waste water treatment plant in Gorst has capacity to accept waste water from the Westside Reception Center. However, the plant is located 9 miles away. Currently, there are no sanitary sewer services provided to this site, and there are no planned improvements near the site. The nearest sanitary sewer connection is approximately 5.3 miles from the site to the northeast near the Airport Industrial Park. At this location there are two sewage lagoons providing 72,500 gallons per day of treatment capacity. The current demand at this facility is 27,000 gallons per day. This site falls within the SKIA boundary and therefore sewer infrastructure improvements will be required to follow the Sewer Urban Growth Area Planning - SKIA document.

The Reception Center will require an estimated peak flow of 128 gpm and daily flow of 92,160 gallons. The City treatment lagoons previously discussed do not have capacity for the Reception Center. To provide a new sanitary sewer service to this site, the City of Bremerton has stated that DOC will need to construct two pump stations, approximately 1.3 miles of 8-inch force main along SR 3, 0.85 mile of 8-inch gravity main on Port of Bremerton property, an MBR treatment facility on Port of Bremerton property, and 1 mile of 8-inch reclaimed water force main on Port of Bremerton property. Construction of the offsite sewer facilities may require two stream crossings: the Union River and the Northeast Fork of the Union River.

Onsite improvements will likely consist of an 8-inch gravity main that will connect to the new offsite extension on Lake Flora Road.

NATURAL GAS

The natural gas service purveyor for the Bremerton Site is Cascade Natural Gas. There is currently no natural gas service provided to the site. The natural gas service connection is approximately 1 mile from the site to the southwest on Lake Flora Road. The purveyor has stated that they have capacity to serve the facility with interruptible service, however their gas "supply" is not sufficient to provide uninterrupted gas service for the Westside Reception Center.

FRONTAGE IMPROVEMENTS

Frontage improvements will include a 12' wide left turn pocket on Lake Flora Road. Current City code requires half street improvements consisting of curb, gutter, sidewalk, a 5' bike lane and a 12' travel lane. The City is currently looking at revising the Sub Area Plan which would reduce the frontage improvements to a wider paved shoulder and walkway. Traffic control requirements at the intersection of Lake Flora and SR3 are unknown at this time.

MASON

Site

This project will construct a 356,000square foot Westside Reception Center facility including asphalt parking for 400 vehicles, service areas and access roads. Vehicular access to the site is from Dayton Airport Road (SR 102), a state highway.

The Mason County Site is currently undeveloped. The site is vegetated with mature trees and has been previously logged for timber.

EROSION CONTROL

Erosion control Best Management Practices "BMPs" will be used to prevent erosion during construction and to stabilize the site after construction. The BMPs will consist of silt fence, stabilized construction access, catch basin protection and sediment ponds, at a minimum. Measures such as sediment tanks may be necessary to maintain protection of wetland areas and storm infiltration facilities.

EARTHWORK AND GRADING

The topography of the site is generally level, with the highest elevation at 340 feet near the southeast corner, and the lowest point at 300 feet near the northwest corner.

Soil conditions have been determined to primarily consist of Grove gravelly sandy loam soils over most of the site, and Lystair loamy soils in the northeast corner of the site. These soil types have been found to have properties that are generally favorable for site development if placed in proper conditions. Engineering properties of Grove and Lystair soils is generally supportive of infiltration of storm water if ground water does not inhibit the infiltration characteristics.

Existing native soils will be excavated and placed in accordance with geotechnical recommendations to prepare the site for the building, paving and other site improvements. If onsite soils are deemed unsuitable by the geotechnical engineer for use in structural areas, the soils will be removed from the site and/or disposed onsite in non-structural areas as appropriate.

Due to the grade change between SR102 and the site and the proximity of the wetland buffer the access road into the site may have slopes up to 12%. ADA accessibility will be provided from the parking areas into the building.

STORM

Currently, there is no storm service provided to this site and there are no planned improvements near the site. The natural drainage is infiltration on the site.

Storm drainage improvements to mitigate for new impervious surfaces will meet the Washington State DOE 1992 Storm Water Management Manual for the Puget Sound Basin, as applied by Mason County. The 2005 SMMWW is expected to be adopted by Mason County in 2012.

The onsite soils are generally supportive for infiltration of storm water if ground water does not inhibit the infiltrative characteristics. Flow control will utilize a combination of open ponds, swales, and possibly infiltration pipe that will temporarily store storm water from the site while releasing to the subsurface soils.

Water quality of storm water from areas subject to vehicular traffic will be provided with the use of wetponds, biofiltration, media filter drains, or other methods as accepted by Mason County.

To control storm water on this site, a wet pond and an infiltration pond is proposed to provide water quality and flow control, respectively.

Sustainable design elements such as rain gardens and porous pavement will likely be incorporated into the design to disperse drainage across the site and minimize the size of the main pond.

WATER

The City of Shelton is the purveyor of water utilities to the Mason County Site. The City currently has adequate water rights to accommodate for the next 20 years of planned development. Water service is planned to be extended by the City of Shelton to the Washington State Patrol property approximately 1 mile from the site.

The Reception Center will require a peak domestic flow of 179,200 gpd and a fire flow of 3,000 gpm for 120 minutes. The City of Shelton water system has capacity to serve this site. In order to provide domestic water and fire protection water service to this site, the City of Shelton will require DOC to construct approximately 1.2 miles of 12-inch ductile iron water main along West Dayton Airport Road (SR 102) from the Washington State Patrol (WSP) offices to the site. Currently, there are plans for a 2 mile water main extension to extend water to the WSP, but funds have not yet been obtained to construct this portion. DOC will be required to partially or fully fund and construct this water main extension if the current project fails to get funding.

Onsite improvements will likely consist of an 8-inch or 10-inch water main loop with fire hydrants to provide fire protection. The onsite loop will connect to the new water main in West Dayton Airport Road (SR 102).

SANITARY SEWER

The City of Shelton is the purveyor of sanitary sewer utilities to the Mason County Site. Sewage is treated via a Water Reclamation Plant. At this time, the Plant is operating at roughly 50 percent of the 400,000 gallon per day plant capacity. The Washington Correction Center (WCC) has a Utility Services Agreement with the City for an Average Annual Flow (AAF) of 200,000 gallons per day. If the Reception Center and WCC combined exceed 200,000 gallons per day the City of Shelton waste water treatment plant would not have capacity without increasing the area of current spray fields or other improvements. Currently, sanitary sewer service is provided to the proximity of the site on SR 102, consisting of pressure sewer main that is capable of accepting wastewater

from the new Westside Reception Center.

The Reception Center will require an estimated peak flow of 128 gpm and daily flow of 92,160 gallons. As previously discussed the City of Shelton treatment plant will not have capacity for the Reception Center and WCC combined. In order to provide a sanitary sewer service to this site, an 8-inch gravity main will need to be constructed onsite, as well as a pump station to connect to the existing force main located within West Dayton Road (SR 102) near the north property line.

The City of Shelton treatment plant will need to be expanded (additional spray fields or increased reclaimed water usage sources) to meet the Westside Reception Center requirements.

NATURAL GAS

The natural gas service purveyor for the Mason County Site is Cascade Natural Gas. Natural gas service is currently provided to the proximity of the site on SR 102. The purveyor has stated that they have capacity to serve the facility with interruptible service, however their gas "supply" is not sufficient to provide uninterruptible gas service for the Westside Reception Center.

FRONTAGE IMPROVEMENTS

Frontage improvements will include a 12' wide left turn pocket on SR102. In addition it is expected that the shoulder be brought up to standards which will require a 3'-6' wide paved shoulder. No other mitigation is expected.

THURSTON

Site

This project will construct a 356,000square foot Westside Reception Center facility with a 10,000-square foot bus barn including asphalt parking for 400 vehicles, service areas and access roads. Primary vehicular access to the site is from Old Highway 9 SW.

The Thurston County Site is developed with multiple structures that were associated with the Maple Lane Juvenile Facility that formerly occupied the site. Approximately 32 buildings, totaling approximately 240,000 square feet in building area, are currently located on the site. A staff parking lot accommodating approximately 200 parking spaces is currently located in the central portion of the site, outside the perimeter fencing.

Prairie Creek, a fish bearing stream, borders the site on the east and south which contains critical areas and associated buffers. Mature trees are located around the perimeter of the site, along the main entrance driveway, and around some interior buildings.

EROSION CONTROL

Erosion control Best Management Practices "BMPs" will be used to prevent erosion

during construction and to stabilize the site after construction. The BMPs will consist of silt fence, stabilized construction access, catch basin protection and sediment ponds, at a minimum. Measures such as sediment tanks may be necessary to maintain protection of wetland areas and storm infiltration facilities.

Temporary measures will likely be used such as sedimentation tanks to protect adjacent Prairie Creek and wetlands.

EARTHWORK AND GRADING

The topography in the site is generally level, with the highest elevation at 162 feet near the northern corner, and the lowest point at 160 feet near the southern boundary. There is an approximate 25-foot elevation change between the southern boundary of the site and offsite wetlands and floodplain associated with Prairie Creek.

Soil conditions have been determined to primarily consist of Spanaway gravelly sandy loam soils. Spanaway gravelly sandy loam soil types have been found to have properties that are generally favorable for site development if placed in proper conditions. Engineering properties of Spanaway gravelly sandy loam soil is generally supportive of infiltration of storm water if ground water does not inhibit the infiltration characteristics.

Existing native soils will be excavated and placed in accordance with geotechnical recommendations to prepare the site for the building, paving and other site improvements. If onsite soils are deemed unsuitable by the geotechnical engineer for use in structural areas, the soils will be removed from the site and/or disposed onsite in non-structural areas as appropriate. Imported structural fill will be used to replace unsuitable soils that are removed from the site.

ADA accessibility will be provided from the parking areas into the building.

STORM

Storm drainage improvements to mitigate for new impervious surfaces will meet the 2005 SMMWW, as applied by Thurston County.

The site contains existing storm systems that consists of some open infiltration areas and a catch basin and pipe collection system that outfalls to the hillside above the wetlands and Prairie Creek. Existing storm systems that are not impacted by the new improvements will not be modified unless required for other reasons.

Because the onsite soils are generally supportive for infiltration of storm water, flow control will utilize a combination of open ponds, swales, and possibly infiltration pipe that will temporarily store storm water from the site while releasing to the subsurface soils. A portion of the existing storm system will be reused as an emergency overflow for the ponds.

Water quality of storm water from areas subject to vehicular traffic will be provided with the use of wetponds, biofiltration, media filter drains, or other methods as accepted by

Thurston County.

Sustainable design elements such as rain gardens and porous pavement will likely be incorporated into the design to disperse drainage around the site and minimize the size of conveyance systems and primary infiltration facilities.

WATER

Thurston County is the purveyor of water utilities to the Thurston County Site. Thurston County has stated that the Reception Center be connected to the public water system. Currently, two onsite water wells and two above ground storage tanks supply the site with domestic water and fire protection water. However, the well and tank system but do not have the capacity to supply the new Westside Reception Center.

The Reception Center will require a peak domestic flow of 179,200 gpd and a fire flow of 3,000 gpm for 120 minutes. Thurston County has stated that the public water system has capacity to serve this site. With connection to the public water system, Thurston County has requested that the water rights for the site be transferred to Thurston County. If water rights are preserved, it is possible that the well and tank system could be used for irrigation or possibly to supplement the domestic water use.

The closest connection to the existing public water supply is 1.4 miles from the site, located to the northwest on Old Highway 99. Thurston County does not have any planned water improvements in proximity to the Reception Center site. To achieve connection to the public water system for domestic water and fire protection water to this site, an extension of approximately 1,000 feet of new 12-inch water main from the treatment plant located adjacent to the site on the east side of Old Highway 9 to the site will need to be constructed, as well as constructing approximately 5,600 feet of new 8-inch water main in Old Highway 9, and connecting to existing 12-inch water main at the intersection of Old Highway 9 and Old Highway 99.

Onsite existing water mains would need to be removed and replaced around the new facility and new fire hydrants installed.

SANITARY SEWER

The site is currently served by Thurston County sewer, with a vacuum system located on the southerly boundary of the site. Thurston County has stated that their sewage treatment plant does not have capacity to accept waste water from the Reception Center without expansion. Thurston County does not have any planned sewer improvements in proximity to the Reception Center site.

The Reception Center will require an estimated peak flow of 128 gpm and daily flow of 92,160 gallons. For the county treatment plant to accept the increased waste water flows of the Reception Center, the treatment plant will need to have expanded capacity. DOC would be responsible for the construction of a new oxidation ditch to accommodate the additional loading.

Onsite improvements would include replacing some of the gravity mains, as well as replacing the existing grinder pumps with larger pumps, and possibly expanding the volume of the concrete waste water wet well. The existing pumps and concrete waste water wet well are located within the wetland buffer on the southerly boundary of the site.

NATURAL GAS

The natural gas service purveyor for the site is Puget Sound Energy. Natural gas service is currently provided to the site. Purveyor has stated that their gas supply is sufficient to provide uninterrupted gas service for the Westside Reception Center

FRONTAGE IMPROVEMENTS

The site is currently located within the Urban Growth Boundary, however In consideration of the Department of Corrections (DOC) granting space on the parcel to Thurston County for a municipal water supply reservoir, Thurston County will assume the responsibility for building the urban frontage improvements at the proposed Department of Corrections Reception Center. This includes upgrades or improvements to the Prairie Creek Bridge. Thurston County may require rural street frontage improvements that will likely include an 11' lane, 6' shoulder and illumination at the entrance. Depending on traffic counts, intersection improvements may also be required at the intersection of Old Highway 9 and Old highway 99.

ARCHITECTURAL

The facility will consist of a single contiguous building of new construction on site. The various components are described in Section 3.2. The Thurston Country site will have existing buildings that will be converted to Food Service, Laundry, Warehouse, Maintenance and Transportation activities in lieu of new construction. For the new construction, the following is a description of the various building elements that were provided in the cost estimate.

CODES AND REGULATIONS

See section 3.6.

STRUCTURAL

Concrete foundations and spread footings

Concrete Slab on grade

Open web steel framing

BUILDING ENVELOPE

Exterior walls: Precast concrete with veneer at entry and steel storefront system with concrete precast at non secure functions

Glazing: Insulated glass, tinted interior pane, low-E film at interior pane

Window Frames: Aluminum thermally isolated, factory painted, (flour polymer coatings)

Public and Staff Entrance: Aluminum frame, thermally isolated, factory finishes walls system

Overhang/Soffits: Internal panels

Roofing: Single ply, membrane rood or R-38 insulation and metal decking

Insulation:

Ceiling/roof: R-38

Wall/opaque: R-26

Doors: Insulated glass entry door at non-secure

Insulated hollow metal at secure

INTERIOR

Walls:

Precast or CMU at secure areas

GWB at non-secure areas

FRP at kitchen walls

Doors:

Security hollow metal at secure areas

Standard hollow metal at non secure areas

Hardware:

Security and standard commercial grade, heavy duty locksets

Security hardware to electro-mechanical

Ceilings:

Hard laid in all secure offender areas located at 10 feet above finished floor

Suspended acoustical ceiling panels in non-secure and staff areas.

Paints:

Two coats stippling latex enamel typical epoxy coating in medical and mental close observation, segregation cells, and holding cells, and unisex toilet rooms.

Floors:

Sealed concrete, typical. Medical, dental, mental health offices and support space is medical grade sheet vinyl

Classrooms, training, and staff spaces with offender access is VCT

Carpet at selected offices

Specialties:

Blinds in all staff offices

Interior and exterior lites

Whiteboards and tack boards in training, classrooms, and conference rooms

Phenolic toilet partitions

Fire extinguishers and cabinets throughout

Toilet accessories at all toilet rooms

Casework:

Plastic laminated surfaces over recycled wood fiber substrates

Cells:

Precast concrete

Pre manufactured units with factory installed door frames and fixtures

STRUCTURAL

DESCRIPTION OF STRUCTURE

The Westside Prison Reception Center is a single story facility with several building functions. The building height for the Housing Units is 25 feet, Support Area is 16 feet, and the Bus Barn is 16 feet to the eave line.

The Housing Units including the central corridor that serves as the circulation spine through the building is a combination of typical insulated precast concrete exterior walls and precast concrete boxed cells with an attached mezzanine cantilevered floor. The Support Area exterior walls will be insulated precast concrete and the interior walls dividing all building support activities will be precast concrete. Interior precast concrete shear walls will be strategically located to resist lateral loads from wind and seismic.

The roof structure for all building areas except the Bus Barn will be light gage metal deck over steel bar joists supported by steel wide flanged beams. The beams are supported by hollow steel tube columns. All precast wall panels and steel columns are supported by spread footings.

The Bus Barn will be framed with a pre-manufactured steel building supported by a spread footing system.

BASIS OF DESIGN AND ANALYSIS OF SYSTEMS

BUILDING CODE

The design will be in accordance with the latest International Building Code Edition as amended by the state of Washington.

STRUCTURAL ELEMENTS

Foundations: Reinforced cast-in-place concrete with minimum 3000 psi concrete strength. All precast wall panels and steel columns are supported by spread footings.

Slab on Grade: Bus Barn – reinforced 6" thick concrete slab over capillary break; vapor barrier at office areas. Elsewhere - reinforced 4" thick concrete slab on grade over vapor barrier over 6" capillary break with additional 8" thick concrete at mechanical unit pads. Control joint spacing shall be at a maximum of 12' O.C.

Roof Framing: Bus Barn – pre-manufactured steel building. Elsewhere - light gage metal deck over steel bar joists supported by steel wide flanged beams. Steel beams supported by steel hollow tube columns.

Exterior Walls: Bus Barn - pre-manufactured steel building. Elsewhere -insulated precast concrete walls with minimum 5000 psi concrete strength.

Interior Walls: Bus Barn – reinforced masonry walls. Housing Units - precast concrete boxed cells with an attached mezzanine cantilevered floor with minimum 5000 psi concrete strength. Elsewhere - precast concrete walls with minimum 5000 psi concrete strength.

EXISTING BUILDING STRUCTURES DESCRIPTION

THURSTON COUNTY

It is planned to keep four buildings on the Maple Lane campus. The buildings are the Multi Service, Maintenance, VocEd, and the Commissary buildings. The Multi Services and VocEd buildings are single story wood framed supported by a combination of masonry and wood stud bearing walls. The Maintenance and Commissary buildings are single story pre-manufactured steel buildings. All buildings will require a seismic study and most likely a seismic upgrade to meet life safety. The seismic upgrade will be in accordance with ASCE/SEI 31-03 Seismic Evaluation of Existing Buildings and ASCE/SEI 41-06 Seismic Rehabilitation.

Most likely building deficiencies are listed below:

Inadequate connections from the wood roof diaphragm to the exterior bearing/shear walls to resist out-of-plane and in-plane seismic and wind loads.

Inadequate connections from the brick veneer to the exterior bearing/shear walls.

Inadequate wall sheathing connections to the wall studs.

Inadequate hold down connections from the exterior shear walls to the foundation system.

MECHANICAL

CODES AND STANDARDS

The mechanical systems will be designed to conform, as a minimum, to the following codes and standards:

International Building Code

International Mechanical Code

International Fire Code

Uniform Plumbing Code

Washington State Energy Code

Washington State Boiler and Unfired Pressure Vessel Code

Americans with Disabilities Act (ADA)

American Gas Association (AGA)

American National Standards Institutes (ANSI)

Air Conditioning and Refrigeration Institute (ARI)

American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures ASCE 7-02 (seismic)

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)-Standard 55-Thermal Environmental Conditions for Human Occupancy

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)-Standard 62-Ventilation for Acceptable Indoor Air Quality

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)-Standard 90.1-Energy Standard for Buildings

American Society of Mechanical Engineers (ASME)

American Society of Plumbing Engineers (ASPE)

American Society for Testing and Materials (ASTM)

American Water Works Association (AWWA)

The National Fire Protection Association (NFPA)

Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)

Underwriters Laboratories (UL)

Applicable state and local ordinances

VENTILATION REQUIREMENTS

Locate building fresh air intakes away from exhaust vents, plumbing vents, exhaust discharge, outdoor smoking areas and building loading areas.

Provide outside air in accordance with the greater of the following: ventilation requirements in ASHRAE Standard 62.1-Ventilation for Acceptable Indoor Air Quality or the amount required to make-up for the building exhaust.

Provide exhaust rates in the staff restrooms, lockers, and showers at 10-12 air changes per hour. Provide exhaust for building processes including: laundry dryers, vehicle maintenance, shop hoods, spray paint booths, kitchen cooling hoods, dishwasher hoods, maintenance shop processes, dust collection systems.

Cells with water closets shall be exhausted at a rate of 50 cfm or 5 air changes per hour (whichever is greater).

SMOKE CONTROL

Provide smoke control systems for the inmate living areas in accordance with the International Building Code and the Authority Having Jurisdiction.

FILTRATION

Central Air Handling Units:

30% (Merv 7) pre-filters

85% (Merv 13) final filters

EXTERIOR ENVELOPE REQUIREMENTS

General: Components of the new building envelope will be insulated to meet or exceed the Washington State Energy Code requirements for climate zone 1 as indicated in this section. When economically practical, this project will exceed these minimum to reduce energy costs and improve human comfort.

Above Grade-mass wall	R-5.7 continuous insulation (U=0.15 btu/hr/sf/°F)
Above Grade-steel framed (U=0.064 btu/hr/sf/°F)	R-13 batt plus R-7.5 continuous insulation
Roof above deck	R-30 (U=0.034 btu/hr/sf/°F) insulation entirely
Glazing	U=0.32 btu/hr/sf/°F, SHGC 0.40 (**)
Slab on Grade Footing Walls	R-10 for 24 inches

** Value may increase when permanent fins are integrated with the building shell for permanent shading.

SERVICEABILITY

Provide easy access to all valves, traps, and strainers in the plumbing, hydronic and steam systems. Allow for coil removal and replacement in mechanical rooms. Provide access to all temperature control system electronic controllers, fans, filters, balancing dampers and other equipment requiring service.

CAPACITY FOR GROWTH

Building services (water, sewer, fuels) shall allow for the addition of one additional housing pod. System design shall allow for addition of housing pod through use of modular equipment that can be easily increased in capacity at a future date. Piping shall be sized within the building for the increased growth without need for replacement.

ENERGY CONSERVATION

The building envelope design and the mechanical systems shall meet all of the requirements of the Washington State Energy Code. An energy life cycle cost analysis shall be performed for this project in the design phase to validate systems and identify features to provide enhanced energy performance. Thorough commissioning of the mechanical systems shall occur to ensure that systems are functioning properly at designed efficiency and the Owner's facility staff is instructed in the proper operation of the systems.

In addition to meeting the minimum requirements of the Washington State Energy Code, this project will be certified in the LEED rating system to attain a minimum silver certification level. The project goals are to exceed the requirements of a baseline building (as defined in ASHRAE Standard 90.1-Energy Standard for Buildings) by a minimum of 26% to attain a minimum of 8 energy saving points in the LEED rating systems.

At a minimum, mechanical energy conservation features would include:

- Recovery of heat from waste exhaust systems to preheat ventilation air on 100% outside air systems greater than 5,000 cfm. Heat recovery would additionally be provided on 100% systems smaller than 5000 cfm that operate 24 hours per day.
- Demand controlled ventilation for minimum outside air systems with more than 5,000 cfm of outside air.
- High performance building envelope insulating systems.
- Low flow showers and lavatory faucets for conservation of hot water

Additional features will be studied in more detail in the design phase provided that they meet prudent economic criteria. Acceptance criteria would include payback on initial construction costs within 7 to 10 years provided that the payback occurs within the anticipated service life of the equipment. Viable energy measures that may be considered for implementation include:

- Heat Recovery for minimum outside air systems with more than 5,000 cfm

outside air

- Demand Controlled Ventilation for minimum outside air systems with less than 5,000 cfm of outside air
- High efficiency condensing boilers (92% efficiency or greater)
- Water heaters (96% efficiency or greater)
- Passive cooling for areas that do not operate 24 hours per day that are located outside the inmate areas. This include spaces associated with visiting, exterior administration, staff support, and custody.
- Low transport energy for fans/pumps
- Low flow kitchen hoods controlled by temperature with variable make-up air.
- Modular water source heat pumps with ground coupled condenser loops for process cooling (telecommunication rooms and control rooms) and building environmental cooling when cooling is required in select areas. Use rejected heat to preheat domestic hot water. Heat pump modules could be used to supplement building heating when environmental cooling is not required.

ACOUSTICS

Systems will be designed and installed to meet the maximum noise criteria (NC) established for each building use. Special acoustical considerations of the mechanical systems will include locating fans, vacuum pumps, air compressors and chillers away from acoustically sensitive areas. Where this is not possible, acoustically treated walls will be required.

Additional acoustical considerations will include limitation of duct velocities through ductwork, terminal units and air inlets/outlets to achieve space NC. Sound attenuators in the duct systems will be utilized were required to meet the space noise criteria. Spring isolators and flexible connections will be utilized for equipment with significant vibration.

An acoustician will provide a specific acoustical design sound level criterion that is acceptable to the use of each space.

BASIC PLUMBING

A domestic cold water distribution system will be provided throughout the building . It is anticipated that water will enter the building at multiple service points that are accessible by maintenance personnel with access outside the secure perimeter of the building. Each service entrance will have cross contamination protection provided in accordance

with the Authority Having Jurisdiction, the Washington Administrative Codes and the American Water Works association.

Domestic hot water will be provided to fixtures throughout the building. Water heaters shall be high efficiency, gas fired type and double wall construction. Electric hot water heaters may be utilized only for remote fixtures when approved by the Owner's representative. System temperatures shall be as follows:

- Water storage temperature: 140 degrees F minimum
- Staff showers: 110 degrees F
- Inmate showers: 105 degrees F
- Public lavatories and sinks: 110 degrees F
- Inmate cells: 105 degrees F
- Kitchen-hand sinks: 120 degrees F
- Kitchen-140 degrees at dishwasher and pot sinks unless required otherwise by the equipment manufacturer
- Laundry: 140-160 degrees for washing machines

Hot water recirculation systems will be provided and distributed at low velocities to ensure fixtures and equipment requiring domestic and industrial hot water will have hot water readily available through the use of "in-line" all-bronze circulating pumps. The hot water/storage tanks' pump, controlled by a water temperature sensor located in the storage tank will shut down the recirculating pump when hot water within the tanks is at the proper temperature. System recirculating pumps will be controlled through the building energy management to shut down when portions of the building are unoccupied.

A new natural gas service, meter, and pressure reducing valve will be provided at the exterior of the building and then routed to the gas loads in the building. The gas utilities shall be metered to allow for separate measurement of gas consumption for building heating and domestic hot water

A gravity sanitary drainage system will be provided to serve all plumbing fixtures and equipment. Sanitary waste lines will be routed to new connection points provided by the civil engineer within five feet of the building perimeter.

Gravity primary and overflow storm drainage systems will be provided to serve the roof levels with each system piped separately outside of the building. Rain leaders will be located within the heated portion of the building to prevent freezing of the pipe and will be insulated to prevent condensation from developing on the pipe and primary drains will terminate within five feet of the building perimeter for final termination by the Civil Engineer in the site scope of work.

Zone valves will be located to permit isolation of each plumbing system serving each major program area and each main restroom.

WATER RECLAMATION

Grey water from the building sanitary systems will not be stored, treated or reused on site due to high first costs and on-going maintenance costs. Reclaimed water is presently not available from the local utility.

SPECIALTY PLUMBING SYSTEMS

Service compressed air system: A compressed air system shall be provided for the shop areas that support building maintenance and vehicle maintenance. The system shall consist of an oil free compressor, air drier and receiver storing 100 psig air that is reduced and regulated at each service drop.

Dental Gas Systems: Dental compressed air and vacuum systems shall be provided within the dental areas in accordance with NFPA 99. Systems shall include air compressors, vacuum pumps, alarms, piping and outlets.

Medical Air Systems: Medical compressed air, vacuum, and oxygen systems shall be provided within the medical area to the headwalls in accordance with NFPA 99. Systems shall include air compressors, vacuum pumps, storage tanks, alarms, piping and outlets.

FIRE PROTECTION SYSTEM

The building will be fully sprinklered including accessible chases with a wet pipe sprinkler system in accordance with the requirements of NFPA for all areas of the building with the exception of the following spaces:

- The main computer server room shall be protected with a clean agent fire suppression system.
- The main security electronics control room associated with master control shall be protected with a clean agent fire suppression system.

Outdoor areas subject to freezing shall comply with dry pipe sprinkler systems that are charged with air that releases water to the pipe only upon loss of air pressure.

Fire protection systems shall meet all of the requirements of the Authority Having Jurisdiction, comply with seismic bracing requirements and be protected with flow densities appropriate to the space. The building will include spaces that are light hazard, ordinary hazard group 1, ordinary hazard group 2 and extra hazard groups 1 and 2.

Sprinklers heads in the inmate areas shall be institutional type suitable for the security level of the space. Class 1 standpipes shall be provided in each housing unit. Wet sprinkler systems shall be hydraulically designed,

Clean agent systems shall be UL listed and shall not utilize water or other fluids that are potentially damaging to electronics equipment and shall not reduce oxygen for the method of extinguishment.

BUILDING COOLING

The building systems associated with control rooms, visitation, administrative functions outside of housing, healthcare, mental health and reception/transfer shall maintain space temperatures that are compliant with ASHRAE Standard 55- Thermal Environ-

mental Conditions for Human Occupancy.

It is desirable to limit the amount of air-conditioning in the New Reception Center to take advantage of the generally favorable mild summer conditions experienced in Western Washington. The spaces that are not air conditioned that are regularly occupied (warehouse, housing, maintenance shops) will be designed to be cooled with outside air with a 9-10 degree differential between inside conditions and outside conditions. Passive approaches such as night flush with cool outside air and use of high mass construction to retain the night cooling should be considered in the design phase of the project.

Where mechanical cooling is required to maintain space temperatures, cooling equipment shall utilize refrigerants with low ozone depletion potential, low global warming potential, minimize refrigeration loss and have efficient refrigerant charges as defined in LEED criteria for enhanced refrigeration management. Equipment shall additionally have a service life of at least 20 years (as defined in ASHRAE Applications Handbook).

Building environmental cooling (for human comfort), where required, will be provided from air cooled chillers or a modular heat pump system with a ground coupled condenser loop. Heat pump systems would provide seasonal cooling and primarily reject heat to functional use within the building (such as domestic hot water preheat). When not used for cooling, the heat pump cycle would reverse individual modules and in lieu of cooling would deliver heat to the building (use as domestic hot water preheat) by extracting heat from the earth.

Chilled water will be distributed to hydronic cooling coils and terminal units located throughout the building. Chilled water distribution pumps will have flow controlled from variable frequency drives for energy conservation.

PROCESS COOLING

It is anticipated that the building process cooling loads for the telecommunication rooms, security electronics rooms, and computer server rooms will exceed 240,000 btuh and thus be subject to the current state requirements for either a water side or air side economizer. Thus the ground source heat pump referenced in the building cooling section will be reviewed as an alternative to economizer cooling in these rooms that are scattered throughout the facility.

ZONING

Air systems shall be zoned based upon use and occupancy schedules.

Individual air systems shall be provided for each unique program component: administration, visitation, control stations, intake/release, housing, health services, maintenance, foodservice, laundry, reception/transfer, warehouse, telecommunication equipment rooms, security electronics equipment rooms.

Air systems serving spaces with different occupancy schedules shall be zoned separately. Refer to operation and architectural program to anticipated hours of operation.

Spaces that require process cooling year round (server rooms, telecommunication equipment room, security electronics equipment room, control rooms) shall not be serviced from seasonal chillers/cooling units that provide seasonal environmental cooling.

HVAC DISTRIBUTION

The building will primarily be serviced from indoor central station air handling units that have supply fans, return fans, filters, chilled water cooling coils (where required), hot water heating coils and mixing boxes for minimum outside and economizer cooling capabilities. For systems with multiple thermal zones, local space temperature control would be provided from variable air volume terminal units with hot water heating coils. If outdoor units are considered, they shall have equivalent quality and service life to the indoor equipment with provisions for service vestibules that contain the motor controls, temperature control equipment and service valves.

BUILDING TEMPERATURE CONTROLS

All mechanical systems located in new and renovated program areas will be controlled from a direct digital control system that allows for control at the local level and remote monitoring and over-ride capability. The system shall have a web based platform so that the system/component status can be accessed from within the building via a secure log-in user name and password from any computer connected to the building Ethernet. Systems shall utilize electronic operators (no pneumatic controls). System shall have graphical software that allows the operator to access floor plan display from a single initial screen. For zoned systems both the zone and main system schematics shall be accessible from the floor plan display. System shall have set points and schedules adjustable from a graphic interface. Systems utilized for smoke control shall be UL approved for smoke control.

The building temperature control system shall be utilized to measure and trend both peak and consumptive utilities by end use which include:

- Domestic water
- Irrigation water
- Total building electric use
- Total building gas use
- Domestic hot water energy
- Building heating energy
- Building cooling energy
- Fan energy
- Pump energy

- Lighting energy
- Plug Load energy

End uses for energy shall additionally be separated by major building area: housing, medical, food service, laundry, administrative, warehouse, and maintenance.

CLIMATE

BREMERTON

The HVAC systems design will be based on the following climatic factors obtained from the "Recommended Outdoor Design Temperatures-Washington State Published by the Puget Sound Chapter of American Society of Air Conditioning Engineers:

Outdoor Design Temperatures (Kitsap County)

Summer (0.5% condition), 83 °F dry bulb, 67°F dry bulb

Winter (median of extremes): 17 °F dry bulb

Indoor Design Temperatures

The heating set points for all regularly occupied areas shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy. The cooling set points for control rooms, visitation, administrative functions outside of housing, healthcare, mental health and reception/transfer shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy.

In determination of an acceptable temperature, it shall be assumed that clothing levels shall be suitable to the season within boundaries acceptable in a professional work environment (clothing level 0.9 winter and 0.5 in summer). The exact space temperatures will be determined in the design phase but the following levels generally meet this criteria:

All occupied areas in the building

Summer: 75°F to 76°F (excludes housing, maintenance shops, warehouse, laundry, kitchen space)

Winter: 68°F to 70°F

Unoccupied areas such as warehouse, electrical rooms and mechanical rooms.

Summer: 85°F, Winter: 55°F

Equipment rooms (server, telecommunication, security electronics):

Summer: 75 °F, Winter: 70°F

Humidity Controls

There are no special relative humidity requirements associated with the programs in the building that would require active humidification with the exception of the rooms that contain telecommunication equipment which shall be maintained between 40 and 60% relative humidity.

MASON COUNTY

The HVAC systems design will be based on the following climatic factors obtained from the "Recommended Outdoor Design Temperatures-Washington State Published by the Puget Sound Chapter of American Society of Air Conditioning Engineers:

Outdoor Design Temperatures (Mason County-Shelton Weather Data)

Summer (0.5% condition): 87 °F dry bulb, 67°F dry bulb

Winter (median of extremes): 13 °F dry bulb

Indoor Design Temperatures

The heating set points for all regularly occupied areas shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy. The cooling set points for control rooms, visitation, administrative functions outside of housing, healthcare, mental health and reception/transfer shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy.

In determination of an acceptable temperature, it shall be assumed that clothing levels shall be suitable to the season within boundaries acceptable in a professional work environment (clothing level 0.9 winter and 0.5 in summer). The exact space temperatures will be determined in the design phase but the following levels generally meet this criteria:

All occupied areas in the building

Summer: 75°F to 76°F (excludes housing, maintenance shops, warehouse, laundry, kitchen space)

Winter: 68°F to 70°F

Unoccupied areas such as warehouse, electrical rooms and mechanical rooms.

Summer: 85°F, Winter: 55°F

Equipment rooms (server, telecommunication, security electronics):

Summer: 75 °F, Winter: 70°F

Humidity Controls

There are no special relative humidity requirements associated with the programs in the building that would require active humidification with the exception of the rooms that contain telecommunication equipment which shall be maintained between 40 and 60% relative humidity.

THURSTON COUNTY

The HVAC systems design will be based on the following climatic factors obtained from the "Recommended Outdoor Design Temperatures-Washington State Published by the Puget Sound Chapter of American Society of Air Conditioning Engineers:

Outdoor Design Temperatures (Thurston County-Centralia Weather Data)

Summer (0.5% condition): Thurston County (Centralia weather data): 87 °F dry bulb, 67°F dry bulb

Winter (median of extremes): Thurston County (Centralia weather data): 11 °F dry bulb

Indoor Design Temperatures

The heating set points for all regularly occupied areas shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy. The cooling set points for control rooms, visitation, administrative functions outside of housing, healthcare, mental health and reception/transfer shall meet the requirements of ASHRAE Standard 55- Thermal Environmental Conditions for Human Occupancy.

In determination of an acceptable temperature, it shall be assumed that clothing levels shall be suitable to the season within boundaries acceptable in a professional work environment (clothing level 0.9 winter and 0.5 in summer). The exact space temperatures will be determined in the design phase but the following levels generally meet this criteria:

All occupied areas in the building

Summer: 75°F to 76°F (excludes housing, maintenance shops, warehouse, laundry, kitchen space)

Winter: 68°F to 70°F

Unoccupied areas such as warehouse, electrical rooms and mechanical rooms.

Summer: 85°F, Winter: 55°F

Equipment rooms (server, telecommunication, security electronics):

Summer: 75 °F, Winter: 70°F

Humidity Controls

There are no special relative humidity requirements associated with the programs in the building that would require active humidification with the exception of the rooms that contain telecommunication equipment which shall be maintained between 40 and 60% relative humidity.

RENOVATION

THURSTON COUNTY ONLY

Most of the work that occurs on this site will be new construction work. A few existing buildings have been identified to be suitable for use for selected program requirements. This project will include:

Renovation of the existing administration building for administrative staff support. The building was renovated in 1998 and contains a dedicated outside air system controlled from a variable speed drive that adjust airflow based upon space carbon dioxide levels. The building is heated with hot water fin tube radiation with self contained Danfoss controls (no DDC). Hot water is provided from a steam convertor located in the central plant. The building has limited DDC controls for control of the pumps and fans. By the

time that this building would be occupied by the Department of Corrections, the systems will have little residual value (16-17 years old). For the purposes of cost analysis, it is assumed that existing systems be upgraded/replaced.

Renovation of the existing Multipurpose Building for food service. This building is heated with hot water converted from steam. Domestic hot water is also provided from steam and requires that the central plant operate year round. The kitchen contains exhaust fans, hoods and constant volume air handling unit. The building has a DDC front end that interfaces through electro-pneumatic devices to an older Johnson pneumatic control system. The systems were installed in approximately 1982 and are nearly 30 years old. The systems have exceeded their useful service line and are recommended to be replaced.

Renovation of the existing Maintenance Building for the bus barn and transportation functions. This building is currently used for vehicle maintenance and other shop type areas (wood working etc) used by the campus maintenance staff and would be converted to a bus service shop area. The existing shop systems consist of gas fired unit heaters and exhaust fans where required. The wood shop contains a dust collection system. The building has newer DDC controls that control the unit heaters. The majority of the mechanical equipment, other than controls, was installed in 1982 and is approximately 24 years old. The systems have exceeded their useful service line and are recommended to be replaced. The DOC bus service program will require a vehicle exhaust system and make up air which currently does not exist in the building.

This building would be converted for maintenance type functions. The building is heated with hot water piped from a central steam convertor located in the plant. The classrooms in this building are currently heated and ventilated with wall mounted unit ventilators with local exhaust where required. The shop contains hot water unit heaters and a make-up air unit. The building has DDC controls (no pneumatics). The mechanical systems were installed in 1998 and are approximately 13 years old. The systems in this building would not be appropriate for office type functions or areas that require a significant amount of fresh air. By the time that this building would be occupied by the Department of Corrections, the systems will have little residual value (16-17 years old). For the purposes of cost analysis, it is assumed that existing systems be upgraded/ replaced.

Renovation and addition of the Commissary to support the Warehouse. The systems consists of an air handling unit with a steam heating coil and VAV terminal units with electric reheat. Air conditioning is dx. The mechanical systems were installed in 1998, are approximately 13 years old, and were sized for a future addition. While the older, the equipment is likely to be suitable for warehouse functions.

FUEL SYSTEMS

BREMERTON

- Natural Gas: Natural gas will be the primary source of heating and domestic hot water for the facility. Gas will also be utilized for cooking and laundry equipment. Gas service will be supplied by Cascade Natural Gas. Presently, there is no gas service to the site and gas would be brought to the site with approximately one mile of gas extension along Lake Flora Road. Cascade

Natural Gas has indicated that due to previous commitments for gas delivery that they will service this site from a interruptible, bundled (both supply and distribution service) which means that when/if gas supplies are at the maximum delivery rate, gas would be curtailed for this site.

- Liquid propane: During times of curtailment from the natural gas utility company, the facility heating systems will switch to propane as a back-up fuel from on-site storage tanks which will be sized to store 3 days of fuel for heating use.
- Diesel Fuel: Diesel fuel will be stored on site in above ground fuel oil tanks. Fuel will be utilized for the emergency power generators and fueling of Department of Correction's vehicles (primarily buses). Metering will be required to separate generator consumption from vehicle fuel consumption for tax reporting purposes. Tanks will be sized for a minimum of 30 hours of generator run time at full load plus 3,000 gallons per month of usage for vehicle fueling with a monthly fuel delivery schedule.
- Vehicle gasoline fueling: Gasoline will be stored on site for fueling of Department of Correction's vehicles. Current usage at the existing Reception Center is 2,100 gallons per month and tanks will be sized to store one month of fuel with 30-40% reserve capacity.

MASON COUNTY

- Natural Gas: Natural gas will be the primary source of heating and domestic hot water for the facility. Gas will also be utilized for cooking and laundry equipment. Gas service is currently available at the site but the utility, Cascade Natural Gas, has indicated that due to previous commitments for gas delivery that they will service this site from a interruptible, bundled (both supply and distribution service) which means that when/if gas supplies are at the maximum delivery rate, gas would be curtailed for this site.
- Liquid Propane: During times of curtailment from the utility company, the facility heating systems will switch to propane as a back-up fuel from on-site storage tanks which will be sized to store 3 days of fuel for heating use.
- Diesel Fuel: Diesel fuel will be stored on site in above ground fuel oil tanks. Fuel will be utilized for the emergency power generators. Tanks will be sized for a minimum of 30 hours of generator run time at full load.
- Vehicle fueling: Vehicle fueling will not occur on site.

THURSTON COUNTY

- Natural Gas: Natural gas will be the primary source of heating and domestic hot water for the facility. Gas will also be utilized for cooking and laundry

equipment. Gas service is currently available at the site but the utility, Puget Sound Energy, has indicated that due to previous commitments for gas delivery that they will service this site from an interruptible, bundled (both supply and distribution service) which means that when/if gas supplies are at the maximum delivery rate, gas would be curtailed for this site. During times of curtailment from the utility company, the facility heating systems will switch to diesel fuel as a back-up fuel from on-site storage tanks which will be sized to store 3 days of fuel for heating use.

- Diesel Fuel-Heating and Power Plant: Diesel fuel for the emergency power generators and back up fuel for the boilers will be stored on site in above ground fuel oil tanks in the vicinity of the existing central boiler heating plant and existing generators. Tanks will be sized for a minimum of 30 hours of generator run time at full load and 36 hours of heating fuel assuming that the both the generators and back-up fuel are simultaneously required. The site currently has an above ground 4,000 gallon storage tank and a 6,000 gallon storage tank which will need to be increased in sized for the projected generator and heating loads.
- Vehicle Diesel Fuel: The site has a 500 gallon gasoline tank which will be removed and replaced with a new above ground storage tank sized for monthly fueling and 30-40% reserve capacity. Consumption at the existing Reception Center is 3,000 gallons per month.
- Vehicle gasoline fueling: The site currently has a 1,500 gallon above ground gasoline storage tank located at the Maintenance Building which will be removed and replaced with a new above ground storage tank sized for monthly fueling and a 30-40% reserve capacity. Consumption at the existing Reception Center is 2,100 gallons per month.

BUILDING HEATING

BREMERTON AND MASON COUNTY

The building heating systems will consist of high efficiency, gas fired hot water boilers. The heating system will be designed to maximize boiler firing efficiency with supply water temperatures no greater than 140 degrees F and return water temperatures 120 degrees F and lower. The anticipated peak heating load is 9,000 mbh. Boilers will be modular in nature and sized with N+1 redundancy.

Heating hot water will be distributed to hydronic heat coils and terminal units located throughout the building. Hot water heating pumps will have N+1 redundancy and with flow controlled from variable frequency drives for energy conservation.

Gas fired unit heaters may be utilized in storage areas or to provide supplemental heating in maintenance shops. Gas fired make-up air units may be utilized to provide heating on make-up air for 100% outside air systems whose exhaust is not suitable for heat recovery (kitchen exhaust make-up air).

THURSTON COUNTY

An existing central steam heating plant provides high pressure steam for space heating to most buildings on campus, kitchen domestic hot water, and pool heat. Steam at 100 psig pressure is primarily distributed through a walk able tunnel system. Steam is regulated to lower pressure at each building where most buildings convert the steam to hot water for hydronic heating in the buildings. The steam convertor serving the Administration, Vocation and Spruce buildings is located in the central plant and heating hot water is pumped to these buildings through the tunnel system.

The plant contains two 31 year old steam boilers and one 13 year old steam boiler. The older boilers are water tube boilers that originally burned solid fuel and were converted to dual fuel (natural gas with diesel back-up) approximately 15 years ago. One boiler has a 10,000 lb/hr burner and the other has a 5,000 lb/hr gas burner which could be upgraded to 10,000 lb/hr for increased capacity. While these larger boilers have a significant radiation loss, and have lower combustion efficiencies than newer boilers (80%), they are industrial boilers which should continue to operate for many more years if well maintained. The newer steam boiler delivers 6900 lb/hr of steam and operates as the lead boiler. This boiler is more compact in design resulting in less radiation loss and improved combustion efficiencies (85%) due to the flue gas recirculation system that has low NOx emissions. The site is being de-commissioned and telemetry is being added to the boiler plant controls so that 24 hour supervision is not required.

Current Plant Capacity:

- Boilers: 21,900 lb/hr when all three boilers are operational, 11,900 lb/hr if the large boiler is out of service
- DA Tank and Feed Water System: 20,000 lb/hr
- Steam Pipe Header - 6": 25-30,000 lbs/hr
- Tunnel branches (2)-4" splits immediately leaving plant: 10-12,000 lb/hr each.

Campus Loads

- Estimated New Reception Center Heating Load (9,000 lb/hr peak)
- Estimated reduced heating at abandoned buildings (4,000 lb/hr peak)
- Total: 13,000 lb/hr peak

The New Reception Center will continue to use the existing boiler, steam and condensate system to service the new heating systems. Consistent with the existing approach, the underground utility tunnels will be extended to the New Reception Center

where the pressure will be reduced and the steam converted to hot water for building heating. Un-used buildings on campus would be put into standby status to maintain a minimum amount of heat in the buildings from the existing steam system to prevent them from deteriorating.

ELECTRICAL

CODES AND STANDARDS

The electrical systems will be designed to conform, as a minimum, to the following codes and standards:

International Electrical Code (IEC)

National Electrical Code (NEC)

International Building Code (IBC)

International Fire Code (IFC)

Regulations of the State Fire Marshal

Electrical Safety Orders of the Washington State Department of Labor and Industries

Washington Administrative Code (WAC)

Washington State Non-Residential Energy Code (NREC)

Requirements of Washington State Industrial Safety and Health Administration (WISHA)

Americans with Disabilities Act (ADA)

Illuminating Engineers Society of North America (IESNA)

The National Fire Protection Association (NFPA)

Underwriters Laboratories (UL)

American Correctional Association (ACA)

Applicable state and local ordinances

SERVICEABILITY

All switchgear, switchboards, panelboards, engine-generators, motor starters, variable frequency drives, fused switches, junction boxes and other electrical equipment requiring service shall be located in accessible areas as described in the NEC.

CAPACITY FOR GROWTH

The electrical system shall be designed to accommodate expansion of the facility by the equivalent of one additional Medium Custody housing unit. To provide further flexibility and load additions, the system will be designed with 15% to 20% unused spare capacity.

ENERGY CONSERVATION

The electrical systems shall meet all of the requirements of the Washington State Non-Residential Energy Code. An energy life cycle cost analysis shall be performed for this project in the design development phase to validate electrical systems selected, and identify features to provide enhanced energy performance.

At a minimum, electrical energy conservation features should include:

- Energy efficient fluorescent lighting will be utilized as the primary light source within the building in order to reduce the energy consumption associated with the lighting system to the fullest extent possible.
- Occupancy sensors will be utilized to automatically shut off the lighting within offices, conference rooms, restrooms and similar non-offender spaces when these spaces are unoccupied. This will allow the interior lighting within these areas to be automatically turned off during unoccupied times, thereby increasing the available energy savings associated with the interior lighting system.
- Multi-level switching will be provided in conjunction with occupancy sensors, and will utilize two or more lighting levels. The utilization of multi-level switching within these spaces will allow the non-offender user to manually reduce the light levels within their spaces if desired, further increasing the available energy savings associated with the interior lighting system.
- A programmable low voltage lighting control system shall be used to control both the exterior lighting system and portions of the interior lighting system. This will allow both the interior and exterior lighting systems to be automatically turned on and off at pre-programmed times, thereby increasing the available energy savings associated with the interior and exterior lighting systems.
- Automatic dimmable or step-dimmed lighting controls shall be used for daylight harvesting in areas where adequate natural daylight is present within the building. Use of automatic dimming or step-dimming and daylight harvesting will take advantage of the natural available daylight to the fullest extent possible.

sible. This will result in additional available energy savings associated with the interior lighting system.

- Detention light fixtures will be selected with LED type night lights (count lights) to reduce maintenance and energy consumption.
- Use of exterior area and roadway lighting using LED sources will be considered as another means of energy savings. Multi-level control for these areas, consistent with security requirements, will multiply energy conservation and energy savings.
- High efficiency electrical distribution transformers.

NORMAL POWER ELECTRICAL DISTRIBUTION SYSTEM

The facility will be provided with two medium voltage (nominal 12KV) primary power distribution systems - the normal system and the emergency system. The normal system will provide power to all areas and sections of the facility. It will be sized for the planned expansion and for the unused spare capacity described elsewhere in this narrative. The normal primary system will supply multiple outdoor pad mounted fused switches and transformers supplying 277/480V power to each main electrical room. A main switchboard will be located in each main electrical room and normal power will be distributed from that point throughout the interior spaces proximate to that switchboard. For maximum efficiency, the main electrical rooms will be located as close as possible to the outdoor pad mount transformers serving them and as close to the center of the area supplied with normal power. Dry type transformers in electrical rooms will be used to further reduce the voltage as necessary to serve the power needs of the facility. Multi-stage surge suppression will be provided with transient voltage surge suppressors at the main switchboard, distribution switchboards and appropriate panelboard locations. Motor loads 1 HP and larger will be supplied at 480V three phase. Variable frequency drives for mechanical equipment will be provided by the mechanical contractor and installed by electrical

EMERGENCY POWER ELECTRICAL DISTRIBUTION SYSTEM

The emergency power system will provide power to all areas and sections of the facility determined to need connection to this system. It will be sized for the planned expansion and for the unused spare capacity described elsewhere in this narrative. The emergency primary system will supply multiple outdoor pad mounted fused switches and transformers supplying 277/480V power to each main electrical room. Pad mounted equipment will be co-located with the normal system pad mounted equipment. A main emergency switchboard will be located in a separate main electrical room and emergency power will be distributed from that point throughout the interior spaces proximate to that switchboard. For maximum efficiency, the main emergency system equipment rooms will be located close to the normal system equipment rooms. Separate dry type transformers in the emergency electrical rooms will be used to further reduce the voltage as necessary to serve the emergency needs of the facility.

Multi-stage surge suppression will be provided with transient voltage surge suppressors at the main emergency switchboard, emergency distribution switchboards and appropriate emergency panelboard locations. Motor loads 1 HP and larger will be supplied at 480V three phase. Emergency lighting throughout the building will be supplied at 120V or 277V depending upon location and other code limitations. Specific loads to be connected to the emergency power system are described in the applicable codes and by declaration of the Department of Corrections.

ON-SITE GENERATORS

Both the normal and the emergency power system will be connected to the utility as long as stable power is available. Should the utility power fall outside a pre-determined power envelop, diesel fueled, engine generators will automatically start, assume the full facility loads and disconnect the facility from the utility. When this occurs, the emergency power system will be re-energized from the generators within 10 seconds and the normal power system a short time later. The standby generators will be pad mounted outdoors, and will be provided with a weather proof sound attenuating enclosure. On-site fuel storage for the generators will be sized for at least 48 hours under full load conditions.

INTERIOR LIGHTING & LIGHTING CONTROLS

Lighting throughout the interior building spaces will respond to the primary use of each space while maintaining a level of flexibility to react to the future use of each space. Uniform ambient lighting will establish a basic minimum lighting level throughout each individual space with task, display and accent lighting used to establish contrast and interest. Specific attention will be given to the lighting for areas with computer workstations in order to minimize glare. Lighting within the building will be primarily fluorescent. Fluorescent lamps will be primarily T8, T5 and compact fluorescent. LED lighting may also be utilized within the building where deemed appropriate. Incandescent lamps will not be used in the facility. Lighting system design foot candle levels will be in accordance with IES and ACA standards. In general, areas within the building will be illuminated to the following light levels:

Building Area	Foot-Candles
Multi-Function Spaces	50
Offices	40-50
Conference Rooms	40-50
Control Rooms	50

Restrooms	20
Break Rooms	30
Visitor Waiting	30
Visitor Lobby	30
Corridors	20
Janitor Rooms	20
Storage Rooms	20
Utility Rooms	20

Exit lighting will be LED type and located to indicate exits or direction to exits. Emergency egress lighting will be provided throughout the path of egress. Both exit and egress lighting will be supplied from the emergency power system. A central lighting (UPS) uninterruptible power supply will be provided to feed the egress and exit lighting within the following spaces, in addition to the emergency generator connection:

- Segregation Housing
- Medium Security Housing
- Close Custody Housing
- Health Services
- Food Services
- Central Telecom Room
- Master Control Room

A programmable low voltage lighting control system shall be used to control interior lighting. This will allow the various lighting zones in the facility to be automatically turned on and off at pre-programmed times, to control lighting based on occupancy and to provide daylight harvesting wherever possible.

Occupancy sensors will be utilized to automatically shut off the lighting within offices, conference rooms, restrooms and multi-purpose rooms when these spaces are unoccupied. Occupancy sensors shall be dual technology type. Either ceiling mounted or wall mounted occupancy sensors will be utilized depending on the physical size and specific geometry of the room being controlled.

Within normally occupied spaces, multi-level switching will be provided in conjunction with occupancy sensors. Some lighting zones will also utilize two or more manual wall switches. Manually continuous or step-dimmable lighting shall be utilized within appropriate areas, such as conference rooms.

EXTERIOR LIGHTING & LIGHTING CONTROLS

Exterior lighting will be selected to compliment the architectural building exterior while providing an illuminated security zone in designated areas. Exterior entry lighting which illuminates the path of egress will be supplied from the emergency power system to provide reliable illumination in these areas. Parking, driveways and roadways will utilize pole mounted fixtures for convenience and security. Exterior lighting will utilize full cut off light fixtures in order to avoid light trespass. In general, exterior areas will be illuminated to the following levels:

1. Lighting beyond the secure perimeter, to a 150' boundary will have a minimum average value of 0.75 foot-candles with a max:min ratio of 10:1. Beyond the 150' boundary, light levels shall fall off to no more than 0.1 foot-candles 300' from the secure perimeter to limit light trespass.
2. Service areas shall be designed with a minimum average of 1.0 foot-candles at grade and no more than an average to minimum ratio of 4:1.
3. Parking shall be designed with a minimum average of 1.0 foot-candles at grade and no more than an average to minimum ratio of 4:1.
4. Walkways shall be designed with a minimum average of 1.0 horizontal foot-candles and an average to minimum ratio of 3:1. Vertical foot-candles shall be a minimum average of 0.5 at 60" AFF.
5. Roadways shall be designed with a minimum average of 0.5 foot-candles at grade and no more than an average to minimum ratio of 4:1.
6. Security Road adjacent to the secure perimeter shall be designed with a minimum average of 3 foot-candles at grade and no more than an average to minimum ratio of 4:1.
7. Primary Entrances shall be designed with a minimum average of 5.0 foot-candles and an average to minimum ratio of 3:1.

A programmable low voltage lighting control system shall be used to control the exterior lighting. This will allow the exterior lighting zones to be automatically turned on and off at pre-programmed times, automatically controlled via outdoor photocell and automatically adjusted for multiple lighting levels by time of day (night) if appropriate.

FIRE ALARM SYSTEM

A complete battery backed addressable fire alarm system with manual pull stations, automatic detection and ADA compliant horn/strobes will be provided throughout the facility. Smoke and heat detectors will be installed as required by applicable codes. The building fire sprinkler system will be monitored by the fire alarm system for system flow and shutoff valve tampering. Central reporting capabilities will also be provided with the fire alarm system.

PROJECT LOCATIONS/DESIGN CONDITIONS

BREMERTON

The project is to be located near Bremerton.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

MASON COUNTY

The project is to be located in Mason County.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

THURSTON COUNTY

The project is to be located in Thurston County.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

SITE UTILITIES

BREMERTON

Puget Sound Energy (PSE) is the electrical utility service provider for this site. In order to provide a new 12.5kV electrical service to this site, PSE will need to rebuild the existing SIN-25 medium voltage utility distribution feeder along State Route 3 to create a double circuit configuration for a distance of approximately 3.25 miles. This will provide a new dedicated feeder to the New Reception Center site, which will result in a very reliable electrical service. PSE will also need to upgrade the existing Sinclair Inlet substation in order to support the estimated load of the New Reception Center.

It is currently anticipated and all electrical utility distribution system upgrades will be performed by utilizing existing utility infrastructure, existing utility structures, and existing utility right-of-ways. As a result, there are no related significant environmental factors to consider at this time. PGE currently estimates that the required electrical utility distribution system upgrades can be completed within an 18 month period from the execution of an agreement for utility services.

MASON COUNTY

Mason County PUD No. 3 (PUD3) is the electrical utility service provider for this site. In order to provide a new 12.5kV electrical service to this site, PUD3 will construct a new distribution substation on property that PUD3 currently owns at the intersection of Dayton-Airport Road and Shelton-Matlock Road. This new substation will be located approximately 2.85 miles away from the proposed New Reception Center Site. In addition to constructing a new substation, PUD3 will install a new dedicated feeder to the

New Reception Center site, which will result in a very reliable electrical service.

It is currently anticipated and all electrical utility distribution system upgrades will be performed by utilizing existing utility infrastructure, existing utility structures, and existing utility right-of-ways. As a result, there are no related significant environmental factors to consider at this time. PUD3 currently estimates that the required electrical utility distribution system upgrades can be completed within an 14 month period from the execution of an agreement for utility services.

THURSTON COUNTY

Puget Sound Energy (PSE) is the electrical utility service provider for this site. The Thurston County Site has an existing 12.5kV primary metering point of service from PSE. Based on current PSE distribution system capacity, it is estimated by PSE that their existing distribution system will be sufficient to meet the electrical requirement of the New Reception Center as long as the actual running load is less than 4MW. The estimated running load for the new Reception Center is currently 3.5MW. As a result, it appears that the existing 12.5kV electrical service will be sufficient to meet the needs of the New Reception Center. Minor utility metering revisions will be made by PSE in order to accommodate the New Reception Center.

Since PSE is planning to reuse the existing 12.5kV Maple Lane School Electrical Service, there are no related significant environmental factors to consider at this time. PSE is planning to reuse the existing 12.5kV Maple Lane School Electrical Service, the existing 12.5kV electrical service is available and ready for connection to the New Reception Center.

TECHNOLOGY

CODES AND STANDARDS

The technology systems will be designed to conform, as a minimum, to the following codes and standards:

International Electrical Code (IEC)

National Electrical Code (NEC)

International Building Code (IBC)

International Fire Code (IFC)

Regulations of the State Fire Marshal

Electrical Safety Orders of the Washington State Department of Labor and Industries

Washington Administrative Code (WAC)

Requirements of Washington State Industrial Safety and Health Administration (WISHA)

Americans with Disabilities Act (ADA)

The National Fire Protection Association (NFPA)

Underwriters Laboratories (UL)

American Correctional Association (ACA)

Washington Department of Corrections Telecommunications Distribution Infrastructure Standards Rev 5.3 (TDIS)

Applicable state and local ordinances

SERVICEABILITY

All active technology equipment, power supplies, and similar devices shall be located in designated and secured equipment rooms and/or may be co-located with telephone/data equipment in designated and secured, shared equipment rooms. Junction boxes, field devices and other technology systems devices and components requiring service shall be located in accessible areas as described in the NEC.

CAPACITY FOR GROWTH

The technology systems shall be designed to accommodate expansion of the facility by the equivalent of one additional Medium Custody housing unit. To provide further flexibility, the systems will be designed with 15% to 20% unused spare capacity, where appropriate.

COMMON TECHNOLOGY SYSTEM FEATURES

Integration:

Technology systems will be integrated to reduce the number of separate actions necessary to implement a coordinated operation. Integration will include connection of the required sub-systems and field devices into a networked programmable logic controller (PLC) based control and monitoring system. The integrated system will:

- Make use of an appropriate hierarchal annunciation logic which notifies the appropriate staff of selected events
- Provide for overall local area control of all systems from the designated local control point
- Provide for site-wide systems control from the designated Master Control point
- Human-Machine-Interface (HMI) integration with the security systems will include the following sub-systems:

- Door/Gate controls, which may include provisions for interlocking
- Door/Gate status monitoring
- Duress switch monitoring
- Video system (display)
- Audio security systems (point-to-point Intercom and Paging)
- 2-way communication
- Water supply control
- Lighting control for cells and dayrooms
- Offender telephone cutoff
- Access Control system
- Paging integration to the facility telephony system (optional)
 - Integration will not be provided for the following sub-systems:
- Fire alarm systems
- Environmental (HVAC) systems control
- Radio communication systems

Workstations and Servers:

Workstations at major and satellite control points will use a touch screen HMI driven by a dedicated computer meeting at least the following minimum requirements

- Processor: Intel Core 2 Quad 3.0GHz
- Memory: 4GB DDR3 SDRAM
- Video Card: 1GB minimum
- Supported Resolution: 1920x1200 minimum
- Removable Media Device (if Required): Min. 8x DVD-R
- Network: 10/100/1000BaseT Integrated Ethernet NIC
- Provide with Keyboard and Mouse

Servers required for the systems will use a touch screen HMI and will meet at least the following minimum requirements:

- Processor: TBD
- Memory: 4GB Minimum (Size per software requirements)

- Video Card: Integrated for local administration
- Supported Resolution: 1280x1024 minimum
- Removable Media Device: Only as required
- RAID: Required - Hardware or software
- Network: Minimum (2) 100/1000BaseT Ethernet NIC
- Power Supply: Minimum (2) Redundant sized per hardware requirements

Desk top monitors will meet at least the following minimum requirements:

- Minimum 22"
- Native Digital display with DVI or HDMI
- Format: 16:9
- Touch-screen where required

Time synchronization:

All Technology systems will be driven by a common facility time reference. This time reference will be on the software level and related to a National Bureau of Standards time standard available through Windows, RF signal or other means.

Software:

Operating System Software:

- Operating system software shall be the most current tested version available at the time of installation
- Shall be approved and supported by DOC HQ IT
- For desktop PC's: Microsoft Windows XP
- For servers: Microsoft Windows Server 2008R2 (32-bit or 64-bit)

Service Packs and Patches:

- Shall be the most current tested versions at the time of installation
- For Microsoft Windows XP: Service Pack 3
- For Microsoft Windows Server 2008R2: Service Pack 1

Virus protection:

Virus protection will be required for all servers and workstations. Virus protection software shall be compatible with DOC and ISB policies.

Current standard: McAfee

Grounding:

Systems and equipment will be grounded in a manner consistent with the referenced codes and industry practice. A ground bus will be provided in each equipment room which is in turn connected to the main electrical building ground point. All equipment enclosures, power supply common terminals, cable shields, etc will be connected to

the ground bus at this single point only. Provide a green #12 grounding conductor in conduit to every new door frame with a 120 (or higher) volt device installed.

Surge protection:

A multi-level surge protection system will be used with protective devices mounted in the power panels (by electrical) supplying technology equipment and supplemental building entrance protectors for all copper conductors entering/leaving the building.

Un-Interruptible Power Systems:

Technology systems and connected locking and gate operating devices will be powered via a UPS whose input power is derived from a generator backed supply. Minimum protection time for the UPS is 60 minutes under full load. UPS equipment will be dual conversion type and will be provided complete with electronic and manual bypass devices.

Wire & cabling:

Wire and cable for technology systems will be as recommended by the equipment manufacturer and selected for the specific environment in which it will be installed. All technology wiring and cabling will be installed in metallic conduit, minimum 3/4" trade size. Signal level circuits will be separated from other systems. Color code for conductors will be consistent throughout the installation. All cables run in slab on grade, below slab or exterior to the building will be rated for direct burial or direct contact with water.

ACCESS CONTROL SYSTEM

This system is used for staff access to restricted areas that are outside the secure perimeter of the facility. By swiping a card, bringing a card into the sensitive zone of a proximity reader or entering a code into a keypad the system will identify the user. The system will remember a specified number of events including the User, the door/gate accessed, date/time and at least 12 other parameters defined by the designer and the system Administrator. This information is available for various audit purposes.

Once the system identifies the user, it checks the pre-set authorization table to determine if the user is authorized at the current time and date. If the system determines that the user is authorized, a message is sent to the Door/Gate Control and Monitoring system (PLC) or to a Door Control Module (DCM). If the PLC or DCM determines through their own logic that there are no interlocked doors open or conditional functions in a 'dis-allow' mode, the door or gate is unsecured and open.

System/user information is retained indefinitely. A specified minimum number of events is also retained using both on-line and off-line storage techniques.

DOOR/GATE CONTROL AND MONITORING SYSTEM

This system provides remote operational control for doors/gates associated with penetrations through security lines or separations both inside buildings and outside on the facility site as required. This system consists of an operator interface (HMI) to permit control by the operator, hardware and/or software in a custom arrangement to affect

the control and feedback required to implement the operational logic for the system and interconnections with associated locking, sensing and/or communication systems. Control systems will be designed to “fail secure.” To the greatest extent possible any power failure, wire break, short circuit or component failure will move the system to a more secure condition and annunciate/report the problem.

The monitoring function of this system is intended to provide continuous monitoring of a specific area or device from a remote location. This monitoring may be implemented through sensors associated with electrical or mechanical door/gate locking mechanisms or through separate sensors utilizing other technologies. In all cases, implementation of the operational logic for the system must be maintained. Monitoring systems are always designed to “report a failure.” To the greatest extent possible any power failure, wire break, short circuit or component failure will annunciate/report the problem.

SECURITY VIDEO SYSTEM

A Network Video Recording (NVR) system consists of video cameras, video servers, computer workstations, managed network switches, network video recorders and network video management software.

NVR systems will provide recording of all connected cameras in addition to live (real time) video coverage of the specified areas. The NVR system will be fully integrated with the control system (PLC) and will display ‘live’, high resolution color video images on demand at any or all authorized workstations on the network. In addition, images will be available for “call up” by other associated systems via digital signal or relay contact.

Recorded information will be stored on-line for a period of 31 days and may be searched and authenticated copies made without affecting real time system operations.

INTERCOM SYSTEMS

Cell Intercom system provides communication between a master control workstation and offender cells. Communication can be established with one or several cells simultaneously by selecting one or more Station Select ‘buttons’ on HMI. Communication is controlled by the master workstation with the Push-To-Talk ‘button’. With this ‘button’ depressed, the master intercom station talks and the remote intercom station listens. With this ‘button’ not depressed, the master intercom station listens to the remote intercom station. Control may also covertly monitor offender cells. Cells may call the control master intercom station by pressing the call button which sounds a call tone and starts a call-in signal flashing. Regardless of how many times the call button is pressed, the signal will sound only once until reset in the control workstation.

Door/Gate Intercom system provides communication between a master control workstation and a secured movement door or gate. Communication is established with the door/gate by selecting the Station Select ‘button’ on the HMI. Communication is

controlled by the master workstation with the Push-To-Talk 'button'. With this 'button' depressed, the master intercom station talks and the remote intercom station listens. With this 'button' not depressed, the master intercom station listens to the remote intercom station. Control may also covertly monitor the vicinity of a door or gate. Remote intercom stations at doors or gates may call the control master intercom station by pressing the call button which sounds a call tone and starts a call in signal flashing. Regardless of how many times the call button is pressed, the signal will sound only once until reset in the control workstation.

Visitor/Offender Intercom system must be activated by control. Thereafter, this system provides a half-duplex communication link if wall speakers are used or a full duplex link if handsets are used. The link between the two speakers or handsets is maintained without further attention by the control point. A timing system may break the communication link after a pre-set time to control the visiting period. An audio output means will be provided for future audio recording.

PAGING SYSTEM

Paging System provides a means for announcements, messages, etc to be initiated from one or more originating locations and heard and understood at one or more listening locations. Access to these Paging Systems is with the use of a shared, panel mounted or desk microphone or through an interface via the facility intercom system or administrative telephone system.

Talk-back paging is similar to standard paging except that "talk-back" from the paged area is possible, under control of the initial paging location.

FIXED DURESS ALARM SYSTEM

This system consists of fixed pushbuttons located in areas where there is some elevated risk of personal injury due to close interactions between staff or visitors and offenders. These buttons remain down once depressed, illuminate an alarm call light outside the door to the space and send a priority alarm signal to a control workstation. The alarm is distinctive to provoke an immediate response at the control point.

Once the event is brought under control, the system must be reset at both the location and at the control workstation.

AUXILIARY DEVICES/SYSTEMS

Water:

Water supply solenoid valves will be provided for isolation of cells either individually or in groups. Control will appear on the HMI as a toggle 'on' or toggle 'off' (for each group) with consecutive touches.

Lighting:

Lighting system is generally an automatic system dependent upon the time of day,

daylighting, and occupancy. Manual override controls for dayrooms, cells and other specified offender areas and for 'count lighting' will be provided on the HMI as a toggle 'on' or toggle 'off' (for each lighting zone) with consecutive touches.

HVAC:

For areas in which O.C. (oleoresin capsicum) pepper spray or other agent may be used, interface the PLC via the HMI with the HVAC controls to prevent the spread of the agent outside the intended space and to clear the space after the event. No other interface between the PLC and the HVAC will be provided.

Offender Telephones:

Housing units will be provided with a means to shut off the offender telephones from the HMI. If a duress button is provided at the HMI location, offender telephones will be disabled whenever the duress button is activated.

Staff Telephones:

Staff telephones in specified areas or workstations will be provided with a means to be shut off remotely. If a duress button is provided at the HMI location, staff telephones in the area will be disabled whenever the duress button is activated.

Device Status Monitoring:

Status monitoring with trouble indication will be provided on the HMI for UPS and PLC equipment.

PROJECT LOCATIONS/DESIGN CONDITIONS

BREMERTON

The project is to be located near Bremerton.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

MASON COUNTY

The project is to be located in Mason County.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

THURSTON COUNTY

The project is to be located in Thurston County.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

TELECOM

CODES AND STANDARDS

The electrical systems will be designed to conform, as a minimum, to the following codes and standards:

International Electrical Code (IEC)

National Electrical Code (NEC)

International Building Code (IBC)

International Fire Code (IFC)

Regulations of the State Fire Marshal

Electrical Safety Orders of the Washington State Department of Labor and Industries

Washington Administrative Code (WAC)

Washington State Department of Information Services (DIS)

Washington State Department of Corrections Telecommunications Distribution Infrastructure Standards (TDIS)

Requirements of Washington State Industrial Safety and Health Administration (WISHA)

Americans with Disabilities Act (ADA)

The National Fire Protection Association (NFPA)

Underwriters Laboratories (UL)

American Correctional Association (ACA)

American National Standards Institute (ANSI)

Telecommunications Industry Association (TIA)

BICSI Telecommunications Distribution Methods Manual (TDMM) – Latest Edition

Institute of Electrical and Electronics Engineers (IEEE)

Applicable state and local ordinances

PROJECT LOCATION / DESIGN CONDITIONS

The project is to be located west of the Coastal Range at a location to be determined.

Altitude: The project elevation is not yet determined but is assumed at this time to be less than 1500 feet above sea level.

SERVICEABILITY

All elements of the telecommunications infrastructure including maintenance manholes, hand holes, entrance facilities, telecom and equipment rooms, junction and pull boxes, and workstation outlets shall be fully accessible.

Telecom and equipment rooms shall be secured and accessible to authorized personnel only. Where security dictates, maintenance manholes and hand holes shall be furnished with bolt down lids. Junction and pull boxes shall be located in an accessible location with sufficient clear space to remove screw covers or fully open hinged covers. Workstation outlets shall be secured with security fasteners in areas accessible to offenders.

CAPACITY FOR GROWTH

The telecommunications infrastructure shall be designed to accommodate a future expansion of the facility by the equivalent of one additional Medium Custody housing unit. All elements of the infrastructure system, including the following shall be designed with a sufficient quantity of spare pathways and unused space in equipment rooms to accept new cabling, enclosures, and terminations at the time of expansion.

1. Backbone Distribution Systems
2. Equipment Rooms
3. Telecommunications Entrance Facilities

To provide sufficient flexibility for moves, additions, and changes (MAC's) and the inevitable replacement of cabling systems, the infrastructure system shall be designed with a minimum of 25% unused spare capacity.

TOPOLOGY

The telecommunications infrastructure system shall be configured in the "star" topology with two or more hierarchical levels consisting of backbone and horizontal cabling for the transmission of voice, data, video, and specialty electronic signals within the facility and between the facility and the greater telephony network providing voice, data, and video services. The infrastructure system shall support the following systems:

Telecommunications:

1. Administrative Voice
2. Administrative LAN
3. Correctional Industries LAN
4. Education LAN
5. Other LAN
1. Inmate Voice

Specialty Electronics Systems:

1. Building Management
2. Lighting Control
3. Fire Alarm
4. Access Control
5. Movement/Door Control
6. Duress Alarms
7. Video Surveillance
8. Perimeter Detection
9. Entertainment Television
10. Paging
11. Intercom

PERFORMANCE

The telecommunications infrastructure shall conform to TDIS requirements and applicable ANSI/TIA/EIA performance standards for the following applications:

Backbone:	10 Gb/s	50 micron Multi-Mode Optical Fiber < 550m
	∞ Gb/s	8.3 micron Single-Mode Optical Fiber >550m

Horizontal: 10 Gb/s 4-pair CAT 6A UTP

TELECOMMUNICATIONS SERVICE ENTRANCE FACILITY (TSEF)

The utility company shall extend service cabling through backbone pathways furnished by the customer between the nearest vault, pedestal, or pole and the point of demarcation located in the entrance facility. Within the entrance facility, adequate space and environment support will be provided to accommodate utility company equipment serving the facility.

MAIN CROSS-CONNECT (MCC)/EQUIPMENT ROOM

The MCC is the origin of all backbone cabling and cross-connects supporting the transmission of voice, data, and video signals. The MCC is the primary location of DOC active telephone and data equipment including the administrative telephone system (PBX or Server), voice mail server, inmate phone and recording systems, administrative LAN servers and core switches, and access to WAN and ISP.

The MCC shall be adequately sized in accordance with TDIS requirements to accommodate all necessary cable termination and cross-connection, and equipment racks including future expansion plus minimum 25% growth and 50% "swing" space to accommodate the orderly replacement of active equipment.

The main-cross-connect space shall be provided with appropriate environment and life safety systems for a critical equipment space. These include: electrical services derived from a dedicated generator backed uninterruptible power supply with branch circuit panel board located within the ER, lighting, HVAC equipment shall provide 100% redundancy, humidity control, pre-action fire protection system and a gaseous fire suppression system.

HORIZONTAL CROSS CONNECT (HC)/TELECOM ROOMS

Each HC is the local point of termination for backbone cabling originating in the MCC and horizontal cabling extending to the workstation outlet locations, and is the location for cross-connects supporting the transmission of voice, data, and video signals. Each HC is the location of DOC active data equipment including the administrative LAN client switches.

Each HC shall be sized in accordance with TDIS requirements to accommodate all necessary cable termination and cross-connection, and equipment racks including future expansion plus minimum 25% growth space. Minimum telecom room size shall be 8' x 10' clear inside dimensions. Larger or a greater number of telecom rooms may be required to support building areas in excess of 10,000 square feet depending upon port density.

Each HC space shall be provided with appropriate environment systems for an equip-

ment space. These include: electrical services derived from a dedicated generator backed branch circuit panel boards located within the HC, lighting, dedicated HVAC system, humidity control, and a fire protection system.

OUTSIDE PLANT (OSP) BACKBONE PATHWAY

OSP backbone pathway originating at the utility company vault, pedestal, or pole shall extend underground to the TSEF, from the TSEF to the MCC, and from the TSEF to telecommunications buildings located outside the building.

The size and quantity of OSP backbone pathway shall be designed to accommodate anticipated backbone cabling selected to support the voice, data, and signal connectivity requirements including expansion plus 25% growth with 50% spare conduit. Unless indicated otherwise, the minimum quantity of backbone pathways shall be (4) 4-inch inside diameter.

OSP backbone pathway shall be routed to avoid sources of Electromagnetic Interference (EMI), water, natural gas, or steam and shall be encased in accordance with TDIS requirements. The design shall provide pre-cast concrete maintenance manholes size for minimum 25% growth plus spares to facilitate cable installation and maintenance. Maintenance manholes shall be provided with accessories including ladders, pulling irons, cable racks and inserts.

INTRA-BUILDING BACKBONE PATHWAY

Intra-building backbone pathway originating at demarcation point, MCC, or telecom room shall extend overhead through the building to the designated location. Intra-building backbone pathway shall be metallic conduit (EMT, RGS, or approved).

The size and quantity of intra-building backbone pathway shall be designed to accommodate anticipated backbone cabling selected to support the voice, data, and signal connectivity requirements including expansion plus 25% growth with 50% spare conduit.

Intra-building backbone pathway shall be routed to avoid sources of Electromagnetic Interference (EMI) or heat in accordance with TDIS requirements. The design shall provide metallic junction and pull boxes sized in accordance with TDIS requirements for minimum 25% growth plus spare to facilitate cable installation and maintenance.

BACKBONE CABLING

OSP backbone cabling shall be listed for wet locations, rated for outdoor installation and shall not be installed indoors (beyond 50 feet). Intra-building backbone cabling shall be listed for plenum or riser installation and shall not be installed outdoors.

The type and quantity of intra-building backbone cabling shall be designed to accom-

modate anticipated voice, data, and signal requirements including expansion plus 20% growth. Voice backbone cabling shall be CAT 3 UTP copper. Data and video backbone cabling shall be a combination of laser-optimized 50 micron multi-mode and 8.3 micron single-mode optical fiber.

The minimum backbone cablings shall consist of 12-strand (8.3 micron) single-mode and 24-strand (50 micron) multi-mode. Additional fiber optic strands may be required to support the anticipated facility requirements.

HORIZONTAL PATHWAY

Horizontal pathway originating at telecom room shall extend overhead through the building to the designated workstation location. Where an overhead route to the workstation is not possible, horizontal pathway shall extend under slab. Horizontal pathway shall be metallic conduit (EMT, RGS, or approved) with a minimum 1-inch inside diameter.

The size and quantity of horizontal pathway shall be designed to accommodate anticipated workstation cabling selected to support the voice, data, and signal connectivity requirements including expansion plus 25% growth with 50% spare conduit.

Horizontal backbone pathway shall be routed to avoid sources of Electromagnetic Interference (EMI) or heat in accordance with TDIS requirements. The design shall provide metallic junction and pull boxes sized in accordance with TDIS requirements for minimum 25% growth plus spare to facilitate cable installation and maintenance.

HORIZONTAL CABLING

Horizontal cabling shall be listed for plenum or riser installation and shall not be installed outdoors. Where an overhead route to the workstation is not possible, horizontal cabling shall be OSP type listed for wet locations, rated for outdoor installation and shall not be installed indoors (beyond 50 feet).

The type and quantity of horizontal cabling shall be designed to accommodate anticipated voice, data, and signal requirements including expansion plus 25% growth. Horizontal workstation cabling for voice and data outlets shall be 4-pair CAT 6A UTP copper. Selected specialty electronic systems utilizing optical fiber horizontal cabling shall be either laser-optimized 50 micron multi-mode or 8.3 micron single-mode optical fiber.

TERMINATIONS

Backbone optical fiber cabling shall be terminated at both ends in a rack mounted fiber enclosure with duplex SC connectors on both ends. Backbone optical fiber cabling strands supporting the transmission of entertainment television signal may, depending upon equipment manufacturer, require utilize FC-APC (angled polish connectors).

Backbone copper cabling shall be terminated at both ends on 110-style insulation displacement contact (IDC) termination blocks mounted to the telephone termination backboard located in the equipment room or telecom room. OSP copper cabling shall be terminated at both ends in Building Entrance Protector (BEP) panels with replaceable over-voltage protection units. Backbone cabling shall be extended from the terminal blocks utilizing multi-pair CAT 3 UTP copper tie-cables and terminate on rack mounted CAT 5E voice patch panels to facilitate cross-connection with workstation cabling. Inmate telephone cabling shall be terminated in a lockable enclosure within each telecom or equipment room.

Workstation cabling shall be terminated at both ends using 8-pin RJ-45 connectors mounted in modular face plates at the workstation outlet and in rack mounted CAT 6A patch panels. Typical workstations consist of a minimum (3) CAT 6A UTP cables. Wall phones consist of (1) CAT 6A UTP cable. Inmate telephones consist of (1) CAT 3 UTP cable.

PATCH CABLES

Optical fiber patch cords shall be duplex type 50 micron multi-mode and 8.3 micron single-mode with duplex SC connectors at both ends. Depending upon the active equipment furnished by DOC, designated patch cords may be configured SC-LC for equipment connections. Additional special purpose patch cords with FC-APC connectors may be required for entertainment television cross connection.

Copper patch cords shall be 4-pair CAT 6A UTP with 8-pin RJ-45 connectors on both ends. Cross-connect wiring for terminal block to terminal block connections shall be CAT 3 UTP.

The quantity, length, configuration, and color of patch cords required shall be determined based upon the number of workstation ports and backbone ports terminated, and the type of equipment provided by DOC.

GROUNDING AND BONDING

Grounding and bonding shall be performed in accordance with applicable industry standards and TDIS requirements.

Provide adequately sized equipment grounding conductor between separate buildings/ structures and in underground duct banks. Bond the equipment grounding conductor to the grounding ring in each maintenance manhole. Provide telecommunications bonding backbone conductors, minimum #6 and maximum #3/0 copper, from each telecommunications ground bus (TGB) and the telecommunications main grounding bus (TMGB) and between the telecommunications main grounding bus (TMGB) and the building main electrical service grounding system.

LABELING

Perform administration in accordance with applicable industry standards and TDIS requirements.

Label all maintenance manhole lids and covers with unique vault number determined based upon the location of the manhole in an alphanumeric grid superimposed on the site plan. Provide a permanent duct identifier for each duct between maintenance manholes or entering structures. Label each outside plant cable assembly with a unique identifier incorporating the media type, cable origin, cable destination, cable length, and pair or strand count. Label each inside plant, riser, cable similarly with a unique identifier incorporating the media type, cable origin, cable destination, cable length, and pair or strand count. Label each telecom room or equipment space with a unique identifier. Label each equipment rack or cabinet with a unique identifier incorporating the name of the telecom space, rack or cabinet structure, and sequential number of racks or cabinets. Label horizontal patch panels with a unique identifier incorporating the telecom space and the sequential alphabetical designation for each patch panel or punch down block. Label each workstation port with a unique identifier incorporating the telecom space, alphabetical designation for the patch panel, and the sequential port number.

SITE UTILITIES

BREMERTON

Site utilities are available within close proximity to the proposed building location:

Kitsap PUD (KPUD) is the telecommunications service provider for this site and provides services utilizing the NoaNet backbone. In order to provide new telecom service to this site, KPUD in conjunction with NoaNet will extend a new 12-strand single mode fiber optic cable and 200 pair copper cabling along the KPUD right-of-way to the New Reception Center site and extended into the telecommunications demarcation point within the New Reception Center.

KPUD confirms that 1GB/s data transport, 100Mb/s Internet Service, Telephone Service, and Cable TV Service can be provided without significant off-site utility upgrades. Anticipated telecommunications distribution system upgrades can be completed within a 12 month period from the execution of an agreement for utility services.

MASON COUNTY

Site utilities are available within close proximity to the proposed building location:

Mason County PUD No. 3(PUD3) is the telecommunications service provider for this site and provides services wholesale fiber optic transport services as authorized by Washington State Law. In order to provide new telecom service to this site, PUD3 will extend a new 12-strand single mode fiber optic cable and 200 pair copper cabling from the PUD4 right-of-way to the New Reception Center site and extended into the

telecommunications demarcation point within the New Reception Center.

Mason County PUD No. 3 confirms that 1GB/s data transport, 100Mb/s Internet Service, Telephone Service, and Cable TV Service can be provided without significant off-site utility upgrades. Anticipated telecommunications distribution system upgrades can be completed within a 12 month period from the execution of an agreement for utility services.

THURSTON COUNTY

Site utilities are available within close proximity to the proposed building location:

Qwest Communications (now Century Link) is the telecommunications service provider for this site. In order to provide new telecom service to this site, Qwest will extend a new 12-strand single mode fiber optic cable and 200 pair copper cabling from the Qwest right-of-way to the New Reception Center site and extended into the telecommunications demarcation point within the New Reception Center.

Qwest Communications confirms that 1GB/s data transport, 100Mb/s Internet Service, and Telephone Service can be provided utilizing the existing telecommunications distribution system infrastructure located at the Maple Lane site without off-site utility upgrades. Anticipated telecommunications distribution system upgrades can be completed within a 12 month period from the execution of an agreement for utility services. Comcast could not be contacted regarding availability of Television Services at the site.

Field investigations and the available record documents confirm that existing telecommunications distribution infrastructure exists including a steam utility tunnel interconnects the central steam plant with several retained buildings. Based upon review the available information and the applicable TDIS guidelines regarding cabling in proximity to steam, the re-use of the existing infrastructure and specifically the steam utility tunnel, will not result in a compliant installation. A new underground system of pathways and maintenance manholes interconnecting the New Reception Center and retained buildings is recommended.

Outline Specifications

Division #1

To be included at a later date.

Division #2

Not used.

Division #3

- Section 03 20 00 - Concrete Reinforcement

Deformed billet steel bars - ASTM A615, 60 ksi yield strength. Stirrups and Ties - ASTM A82, plain, fabricated shapes.

- Section 03 30 00 - Cast-In-Place Concrete

Natural color, form finish (under floor) and light sandblasted finishes. Mix designs as appropriate for condition of installation in each case. Finishing and curing products and requirements. Foundations and utility tunnel construction.

- Section 03 41 00 - Precast Structural Concrete

Precast, prestressed structural panels, floor sections, beams and columns. Site cast or plant cast. Hollow core slabs, planks, tees, double tees and custom sections. Reinforcing steel and embeds for anchorage. Sandwich construction with integral rigid insulation.

- Section 03 41 13 - Precast Concrete Hollow Core Planks

Floor planks, roof planks, connection plates brackets and hangers and grouting plank joint keys. Plant precast prestressed concrete used in building structural roof and floor planks, cored for lighter weight; various nominal thicknesses and widths; with lifting, supporting, and connecting devices.

- Section 03 45 00 - Precast Architectural Concrete

5000 psi minimum, integrally colored plant cast precast units, acid etch or light sandblast surfaces exposed to view. Window lintels and sills, other specially-formed pieces as required.

- Section 03 60 00 - Grouting

Pre-manufactured grout, non-shrink for structural bearing and guardrail post sleeves. Field mixed grout for non-structural penetrations. Grouting of hollow steel frames in masonry construction

Division #4

- Section 04 05 03 - Masonry Mortaring and Grouting

Field-mixed mortar and grout for masonry installations. ASTM C270, Type S mortar and ASTM C476, Type N coarse grout for unit masonry cells with reinforcement.

- Section 04 20 00 – Unit Masonry

Concrete masonry units; reinforcement, anchorage, and accessories.

- Section 04 20 16 - Reinforced Unit Masonry

Hollow load-bearing concrete masonry units - ASTM C90, Type I, Grade N. Flashing, thru-wall, copper/Kraft laminated. Masonry accessories - control joints, veneer anchors and bar positioners.

- Section 04 20 19 - Veneer Unit Masonry

ASTM C216 face brick, Type FBS, Grade SW, smooth face; nominal size 2 ½ inches x 3 ½ inches x 7 ½ inches, unless noted otherwise; adjustable wire-type veneer anchors and accessories.

Division #5

- Section 05 12 00 - Structural Steel

ASTM A36 steel rolled sections or A505 tubular steel sections, wide flange beams and tubular columns, anchors and erection. Welding products and qualifications. Installation of Type N Grout specified in Section 03 60 00 - Grouting.

- Section 05 21 00 - Steel Joist Framing

Open-web steel joists, bridging, seats and anchors.

- Section 05 31 13 - Steel Floor Decking

ASTM A653, SS Grade 33 structural quality, minimum yield 38 ksi, with G60 galvanized coating. Fluted or cellular. Composite where indicated or detailed.

- Section 05 31 23 - Steel Roof Decking

ASTM A653, SS Grade 33 structural quality, minimum yield 38 ksi, with G60 galvanized coating.

- Section 05 40 00 - Cold-Formed Metal Framing

Structural steel studs, joists and tracks for load-bearing construction. ASTM A446, Grade A steel, galvanized at exterior walls or soffits, prime-painted at interior locations. Gypsum sheathing; ½ inch thick, ASTM C79. Asphalt impregnated building paper, ASTM D226, Type 1. Fasteners and accessories.

- Section 05 50 00 - Metal Fabrications

Shop fabricated assemblies, embeds, ladders, grating and stair nosings. Galvanized for exterior exposures and prime-painted for interior locations and installation in concrete. Anchors, fasteners and welding.

- Section 05 51 00 - Metal Stairs

ASTM A36 steel rolled sections, ASTM A500 or A501 tubular steel. 12 or 14 ga. steel sheet formed pans and metal decking for concrete fill under section 03 30 00 - Cast-In- Place Concrete

- Section 05 52 00 - Metal Railings

Steel pipe fabrications, ASTM A53, Grade B, Schedule 40 or XS. Fittings and related fasteners and welding requirements. Painted guardrail balusters and handrails in utility areas. Custom designed stainless steel, aluminum or glass in public areas.

Division #6

- Section 06 10 00 - Rough Carpentry

Fire-retardant treated wood wall blocking for wall-hung construction. Preservative treated wood for roof nailers and curbs.

- Section 06 16 43 - Exterior Sheathing

ASTM C1177 or C1278, fire-resistant (Type "X"), water-resistant exterior gypsum sheathing board composed of a proprietary, water-resistant core with glass mat facings or a composite gypsum/cellulose fiber core with gypsum and water-resistant additives and no facings; 5/8 inch thick x 48 inch wide sheets; Georgia-Pacific DensGlass Gold® Fireguard®, CertainTeed GlasRoc Type X®, USG "Fiberock" Brand sheathing with "Aqua-Tough", or approved equal.

- Section 06 41 00 - Architectural Wood Casework

Custom designed plastic laminate-faced casework conforming to AWI Custom grade standards; CS236 particle board construction with average 45-48 pounds per cubic ft. density; NEMA LD3 plastic laminates, HGS and VGS grades on exposed surfaces, melamine cabinet liner on interior surfaces; ANSI/BHMA A156-9 cabinet hardware.

Division #7

- Section 07 11 00 - Dampproofing

On below grade walls not enclosing occupied space. Cold-applied emulsified asphalt. Products by Sonneborn, Karnak, Mar-Flex or Henry, or approved equal.

- Section 07 13 00 - Sheet Waterproofing

On below grade walls enclosing occupied areas. Rubberized asphalt with polyethylene surface film, 60 mils thick; Polyguard 650, Polyken 660 or approved equal. Related flashings and sealants.

- Section 07 21 13 - Board Insulation

Rigid polystyrene or polyisocyanurate boards for perimeter foundation wall, exterior walls behind GWB and in cavity wall construction; R21 perimeter foundation wall insulation, R21 wall insulation minimum.

- Section 07 21 16 - Blanket Insulation

For exterior stud wall and soffit construction; fiberglass; unfaced; R21 thermal value typical. For interior partitions, fiberglass sound attenuation batts or for fire-rated walls, mineral wool batts or blankets, 3 inches thick, unfaced, friction-fit.

- Section 07 27 00 - Air Barriers

Polyethylene sheet, 3-ply or 10 mil solid thickness. For exterior wall applications. Section includes adhesives and tapes required for installation.

- Section 07 42 13 - Metal Wall Panels

Preformed and prefinished sheet metal siding with related flashings and accessories. Products by AEP Span or equal.

- Section 07 53 05 - Elastomeric Membrane Roofing - Fully Attached

Gypsum sheathing over metal deck surface, insulation, and mechanically attached membrane roofing, base flashings, roofing membrane and counterflashings.

- Section 07 61 03 - Manufactured Sheet Metal Roofing

Standing seam sheet metal roofing. Fluoropolymer coating as selected.

- Section 07 62 00 - Sheet Metal Flashing and Trim

Reglets and counterflashing; Fry "Springlok"® system or equal. Custom fabricated sheet metal work, galvanized steel or aluminum. Coping PVF coated to match brick color.

- Section 07 72 33 - Roof Hatches

Roof hatches by Babcock-Davis, Bilco, Nystrom or approved equal. With telescoping safety post and guardrail at roof level. Model LU-1LadderUp® by Bilco and Bil-Guard® by Bilco respectively, or approved equal.

- Section 07 81 00 - Applied Fireproofing

Spray or trowel-applied for protection of structural steel framing and roof deck in fire-rated assemblies. W.R. Grace "Monokote MK-6," Isolotek International "Blaze-Shield" or approved equal. Intumescent fireproofing, if required, at exposed structural steel.

- Section 07 84 00 - Firestopping

Fire-resistive sealants and barrier products for use to close off penetrations of fire-rated floor and wall assemblies. Products keyed to UL, IBC, or Gypsum Association tested assemblies.

- Section 07 92 00 - Joint Sealants

Interior and exterior joint sealants and backing for various applications; acrylic latex for interior work, including mildew-resistant and acoustical types; silicones and butyl formulations for exterior uses.

- Section 07 92 53 - Security Sealants

Two part non sag chemically curing elastomer polyurethane sealance or epoxy

selant for use in offender areas and inside of cells. Minimum 12 ½ percent movement in both extension and compression for a total of 25 percent.

- Section 07 92 00 - Joint Sealants

Exterior: Extruded aluminum weatherproof with rubber bladder.

Interior: Extruded aluminum with slip joint reveals, low profile for ADA compatibility.

Division #8

- Section 08 12 14 - Standard Steel Frames

Exterior: SDI-100 Level 4, 0.067 inch thickness (14 ga.) steel galvanized to ASTM A525 G60 coating. Interior: SDI-100 Level 3, 0.053 inch thickness (16 ga.) steel, prime painted.

- Section 08 13 14 - Standard Steel Doors

SDI-100, Level 3, Model 2, 0.053 inch thickness (16 ga.) door faces; insulated with polyurethane or polystyrene foam; galvanized G60 coating. Fire-rated and non-rated.

- Section 08 14 16 - Flush Wood Doors

Solid core construction; composite wood panel at non-rated and mineral fiber board at rated door construction. Hardwood veneer for stain and clear finish except paint grade at utility areas.

- Section 08 31 13 - Access Doors and Frames

Milcor, J.L. Industries, Karp Associates, Nystrom or approved equal.

- Section 08 33 23 - Overhead Coiling Doors

Electrically-operated, insulated, overhead coiling doors for service entries and shops. Models by Atlas, Cookson, Cornell, McKeon, or Overhead Door.

- Section 08 41 13 - Aluminum-Framed Entrances and Storefronts

Thermally-isolated extruded aluminum storefront with fixed sash and swinging aluminum doors; anodized finish; glazed with low-E insulating glazing specified in Section 08 80 00. Products by Kawneer, U.S. Aluminum, EFCO or approved equal.

- Section 08 45 00 – Translucent Wall and Roof Assemblies

Thermally-isolated, extruded aluminum with steel reinforcement where required; anodized finish; fixed and operating sash. Products by Kawneer, U.S. Aluminum, EFCO or approved equal.

- Section 08 51 13 - Aluminum Windows

Thermally-isolated, extruded aluminum windows with anodized finish; operable windows and hardware in offices, fixed windows in other locations; glazed with low-E insulating glazing specified in Section 08 80 00. Products by Kawneer, U.S. Aluminum, EFCO or approved equal.

- Section 08 62 00 – Unit Skylights

Manufactured plastic unit skylight with integral metal frame, integral insulated curb and counterflashing.

- Section 08 71 00 - Door Hardware

Commercial and/or institutional grade builder's hardware; BHMA standard, fire-rated and non-rated, with modifications where required to meet ADA and Washington State design for the disabled; mortised locksets with lever handles; reduced pressure closers; automatic door operators at entries; heavy-duty or continuous hinges; integration with building security system and access control system.

- Section 08 71 11 – Security Screws

Pinned "Allen" head and Pinned "Torx" head with #4 through 3/4" diameter. Black grade 9 alloy steel of austenitic stainless steel or martensitic steel as required for particular strength or finish. Head style as required by application or as indicated. Cadmium, zinc, nickel, phosphate or chrome plating to match adjacent materials. Limit size and shape variation to no more than 12 different tools/wrenches required for all security screws on project.

- Section 08 80 00 - Glazing

Exterior - 1" insulating panels, clear exterior and interior panes, low E (emissivity) film coated, tempered or laminated where safety glass is required, and float glass elsewhere. Translucent/obscure glazing in areas requiring visual privacy. Fire-rated glazing where permitted by the building code.

- Section 08 88 53 – Security Glazing

Glass clad laminated polycarbonate glazing. Laminated polycarbonate glazing. Monolithic polycarbonate glazing. Tempered glazing. Glazing accessories: cleaners, sealers, primers, tapes, setting blocks, spacers and shims.

Division #9

- Section 09 07 70 - Resilient Cell Padding

Resilient polymeric composition containing fire-retardant additives and designed as a surfacing material; no extraneous plasticizers or softening agents which are not integrally bonded in the internal chemical structure. Material to self-adhere to subsurfaces when poured and cured on site. 1 inch nominal thickness.

- Section 09 21 16 - Gypsum Board Assemblies

5/8" Type "X" gypsum wallboard and cementitious backer units; trim and joints, fasteners and accessories; finishing to a Level 4 per Gypsum Association GA-216.

- Section 09 22 16 - Non-Structural Metal Framing

Steel stud and track framing for fire-rated and non-rated interior partitions and furring, and drywall ceilings; ASTM A653 steel studs and tracks, "C" shaped, pre-punched webs for mechanical and electrical, minimum 20 gauge, G60 galvanized finish; ASTM C754 cold-rolled channels, 16 gauge, G90 galvanized finish; ASTM

C645 furring channels, 26 gauge, G60 galvanized finish.

- Section 09 30 00 - Tiling

Porcelain floor tile in lobbies and ceramic mosaic floor tile (matte or abrasive finish) in toilet rooms. Installed over Portland Cement setting bed. Glazed ceramic wall tile thinset on cementitious backer units.

- Section 09 51 23 - Acoustical Tile Ceilings

9/16 inch wide grid system in public areas, standard 15/16 inch wide grid in utility areas. Mid-range (cost) ceiling tile, rated and non-rated, white in color. Suspension grids and seismic bracing.

- Section 09 54 25 – Security Metal Plank Ceiling System

12" wide security ceiling systems, single skin panels installed over a metal strut suspension system with security fasteners. Products by Chicago Metallic Corporation, Gorden Corrections Division, Steel Ceilings, Inc., and Trussbuilt.

- Section 09 65 00 – Resilient Flooring

Slip resistant commercial grade vinyl composition tile in utility areas and elsewhere as scheduled, Rubber as scheduled and areas requiring minimal joints in flooring for cleaning. Products by Johnsonite, Nora, Forbo Marmoleum, Armstrong or approved equal. Rubber Base: 4" vulcanized SBR base.

- Section 09 67 00 – Fluid Applied Coatings

High performance spray applied fiber-reinforced, 100% solids, accelerated aliphatic amine cured epoxy system coating system of aggregate filled polyamine epoxy with elastomeric membrane and nonleaching antimicrobial glaze coat finish. PrimeCoat or equal.

- Section 09 68 13 - Tile Carpeting

24 inch x 24 inch modular carpet tiles, nylon with synthetic back for direct glue-down installation or self-adhered.

- Section 09 69 00 - Access Flooring

Modular system consisting of molded polypropylene supports and fiber cement board panels, 2 ½ or 6 inches high. Flexspace, Inc. "Cablefloor" or Multilink Tech. Group "Netfloor".

- Section 09 90 00 - Painting and Coating

Primer and finish coats, latex base, gloss, semi-gloss and flat enamel finish. Water-based epoxy paints in toilets and similar areas where frequent cleaning and an impervious surface are required.

Division #10

- Section 10 11 00 - Visual Display Surfaces

Porcelain enamel on steel surfaces in aluminum frames, fixed assemblies; wall

mounted liquid markerboards and cork core, fabric-covered tackboards.

- Section 10 14 10 - Interior and Exterior Signage

Aluminum-framed plastic plaques with raised white lettering and Grade 2 Braille text; fixed text strip; products by Andco, APCO, ASI, Vomar or approved equal; wall-mounted with stand-offs, individual brushed aluminum letter on exterior walls.

- Section 10 21 16 - Plastic Toilet Compartments

High density polyethelene (HDPE construction, vandal-resistant, floor-mounted, top rail-braced with accessible hardware and integrated accessories.

- Section 10 21 23 – Demountable Moveable Partitions

Metal stud framing system, partition panels, door and glazed frames, doors and door hardware, glazing and base.

- Section 10 22 27 – Operable Panel Partitions

Manual operation; side opening; paired panels, center stacking. STC: 53; FSTC: 42; Flame Spread: 25 or less; Smoke Developed: 450 or less. No external hinges. 24' x 7' high.

- Section 10 26 00 - Wall and Door Protection

High-impact stainless steel or aluminum corner guards, with retainer clips; to 4 feet high at exposed, vulnerable wall corners in high-traffic areas. Products by Balco, MM Systems, Construction Specialties or approved equal.

- Section 10 28 00 - Toilet, Bath and Laundry Accessories

Stainless steel and plated metal dispensers, receptacles, suicide resistant grab bars, mirrors and holders. Products by Bobrick, Bradley, McKinney Parker, ASI or approved equal.

- Section 10 42 00 - Fall Protection System

Fall protection utilizing a steel tie down system consisting of anchor pedestals, tensioned catenary cable, shock absorbing lanyard and safety harness. Products by Guardian Metal Products or approved equal.

- Section 10 44 00 - Fire Protection Specialties

Fire extinguishers: Dry chemical (A,B) type; 10 lb. capacity. Steel, fire-rated cabinets, fully and semi-recessed. Products by J.L. Industries, Larsen's Mfg. Co. and Potter-Roemer.

- Section 10 51 13 - Metal Lockers

Secure personnel storage; sheet steel, welded doors and frames with integral combination lock or padlock hasp; units by Lyon, Republic, Interior or approved equal.

- Section 10 75 00 – Flagpoles

Ground mounted flagpole, 50 feet tall, anodized aluminum, internal halyard.

Division #11

- Section 11 12 00 - Parking Control Equipment
Parking gate access and exit devices, controllers, and barriers; and preformed steel curb frames.
- Section 11 13 13 - Loading Dock Bumpers
Dock bumpers with attachment frame.
- Section 11 13 16 - Loading Dock Seals and Shelters
Includes compression door seals; stationary dock shelters; and retractable dock shelters.
- Section 11 19 00 - Detention Equipment General Requirements
Single Detention Equipment Contractor shall have the entire responsibility for installing and providing all items of detention equipment. Extend correction period for one additional year beyond requirements of Contract Conditions. Provide operating/maintenance manuals, instructions and on-site training for all detention equipment products provided. Provide secure storage/work areas. Prequalified Detention Equipment Contractors (DEC's) are as follows: CML Specialities Inc., Ceor d' Alene, ID. Pauly Jail Building Company, Noblesville, IN., and Sierra Detention Systems, Golden, CO.
- Section 11 19 01 - Detention Equipment Metal Doors and Frames
Custom hollow metal detention doors with fire rating as scheduled, swinging and sliding type. Custom hollow metal detention frames, fire rated to match doors. Interior windows. Window walls. Control room and Visitor Room enclosures.
- Section 11 19 02 – Detention Equipment Hardware
Provide all detention and builders hardware as necessary to complete the project, including all accessories, tools and fasteners required for hardware installation and maintenance.
- Section 11 19 03 – Detention Equipment Duct Security Grilles
Provide duct opening security grilles for all mechanical openings through maximum and medium security enclosures unless identified otherwise. Meet criteria for Security Level. Welding electrodes, channels, mullions, flat bars, plates, 3/4" diameter TR bars and anchors as detailed.
- Section 11 19 05 -- Detention Equipment Specialties
Steel cell bunks, steel cell desks, steel stools, steel partitions and other detention furnishings.
- Section 11 19 07 – Detention Equipment Window Assemblies
Custom hollow metal detention exterior windows and custom fabricated steel detention exterior windows.
- Section 11 19 08 – Detention Equipment Screen Assemblies
Includes woven rod panel assemblies and framing system. Provide galvanized panels except at shower areas where stainless steel assemblies are required.

- Section 11 19 13 – Pass Drawer / Pass-Thru Units

Includes thru-wall pass-thru transaction drawers.

- Section 11 40 00 – Food Service Equipment

Includes furnishing all equipment, appliance materials, labor and performance of all operations necessary to completely furnish and install the Food Service Equipment.

- Section 11 52 13 - Projection Screens

Standard and video formats as necessary, recessed mounting, washable matte finish screen surface; manual and electric models. Draper Access/Series V, motorized tab tensioned screens with low voltage controls, NTSC video (4:3) format, or approved equal by Da-lite.

- Section 11 66 24 – Athletic Equipment

Basketball Backstop: Ceiling or wall mounted, front folding, motor operated, tempered glass backboard, breakaway rim, adjustable height rim Wall padding: 2" thick, polyurethane panels with plywood backing, 2' x 6' panels.

- Section 11 82 26 – Waste Compactors and Destructors

Packaged waste compactor unit and discharge container. Fully automatic. Top loading horizontal operating.

Division #12

- Section 12 21 13 - Horizontal Louver Blinds

Solid vinyl slats, rotating and traversing on exterior windows and interior relites where required for light control or visual isolation. Levolor, Louver Drape, Bali Graber or approved equal.

- Section 12 35 50 - Modular Wood Casework

Stock manufactured, plastic laminate-faced particle board construction, anodized or plated-finish hardware. Cabinets, shelves and counter tops in off-the-shelf configurations.

- Section 12 48 13 - Entrance Floor Mats and Frames

Vinyl-filled aluminum tread rails set in a recessed extruded aluminum frame; products by Construction Specialties, Inc. "Pedimat" or Arden Architectural Specialties "Quietflex", or approved equal.

Division #13

- Section 13 34 19 - Metal Building Systems

Pre-engineered, shop fabricated structural steel building frame; metal wall and sloped roof system including soffits, wall and roof insulation, gutters, downspouts and accessories.

- Section 13 42 60 - Security Modular Cell –Precast Box Option

Provide prefinished modular precast cells consisting of a monolithically cast five-sided module including ceilings and walls. Coordinate installation of windows, doors and frames, furnishings, electrical and plumbing fixtures and other items as specified. Products by Oldcastle Precast, Rotondo Weirich, and Tindall Corporation.

- Section 13 42 64 – Security Modular Cell – Steel Box Option

Provide factory prefabricated modular cells of steel construction; complete with walls, ceilings, furnishings, fixtures, fittings, accessories and finishes. Coordinate installation of windows, doors and frames, furnishings, electrical and plumbing fixtures and other items as specified. Products by Steel Cell of North America.

- Section 13-42 80 – Security Steel Panelized Cells

Provide furnishing and installation of base and mezzanine levels cells, comprising 50 mm thick wall panels filled with concrete grout, together with mezzanine walkway, railing and required stairways. Coordinate installation of windows, doors and frames, furnishings, electrical and plumbing fixtures and other items as specified. Products by Trussbuilt, Chief Specialty Products, and Habersham Metal Products.

Division #20

- Section 20 10 00 - Basic Mechanical Requirements

Furnish labor, materials, and equipment necessary for completion of work unless indicated or noted otherwise. Put all systems into full operation and adjust to specified conditions. Pay all permits and fees levied by utility companies and/or governing agencies.

- Section 20 10 01 - Sustainable Building Construction Practices

Maximize recycling of on-site construction waste materials in cooperation with the general contractor in support of the project's recycling goals. Provide an Indoor Air Quality management plan to employ best management practices to maintain acceptable air quality during construction. Provide building flush out prior to occupancy. Use low VOC products for field applied adhesives, sealants and paints.

- Section 20 10 04 - Excavation and Backfill

This contractor shall include in the bid the complete excavation and backfill cost required to install the work as specified under Divisions 20 through 23 (Mechanical) of this specification. Contractor shall provide necessary excavation, shoring, and backfilling required for the proper installation of his work, inside building and premises, or outside as may be necessary.

- Section 20 10 05 - Seismic Provisions

Provide seismic supports for mechanical systems (equipment, pipe, ductwork and

conduit) in accordance with the Seismic Design Category (SDC) established for this project. Supports shall be provided in accordance with ASCE Chapter 7.

- Section 20 10 06 - Project Finalization

Provide operation and maintenance manuals, owner instruction on training and maintenance, record drawings, and system/equipment guarantees.

- Section 20 10 07 - Testing, Adjusting, and Balancing

Air, hydronic and domestic hot water distribution systems shall be balanced to conditions specified and indicated on the drawings by an AABC or NEBB Certified balancing agency.

Division #21

- Section 21 13 13 – Sprinkler Systems

Provide complete fire protection system in accordance with: Local Codes and Fire Authority, Owner's Insurance Underwriter, and National Fire Protection Association including Pamphlet No. 13. Sprinklers in telecommunication rooms will be provided with guards and drainage troughs below piping. Sprinklers in areas where inmates are present will be equal to Tyco Raven sidewall and pendent sprinklers. Sprinklers in non-inmate areas will be semi-recessed. Piping will be black, schedule 40 and schedule 10.

- Section 21 22 00 – Clean Agent Fire Suppression Systems

Clean agent suppression systems in addition to pre-action sprinkler systems will be used in control equipment rooms. This system will be FM200, ECARO, or similar.

- Section 21 30 00 – Fire Pumps

Complete information on the water supply for each site is not yet available. In the event that static pressure is not sufficient to support the sprinkler system, a fire pump will be used.

Division #22

- Section 22 05 03 - Plumbing Piping

This section applies to piping within the building and connection with outside utility lines 5 feet from the building where applicable. Furnish and install all domestic hot and cold water, soil, waste and vent, indirect waste, rainwater, and natural gas piping.

1. Hot and Cold Water Piping-Copper type L
2. Waste and Vent Pipe (above grade)-Service weight cast iron.
3. Waste and Vent Pipe (below grade)-Schedule 40 DWV PVC or ABS pipe.
4. Roof and Overflow Drain Pipe (above grade)-Service weight cast iron.

5. Roof and Overflow Drain Pipe (below grade)- Schedule 40 DWV PVC or ABS pipe
6. Indirect Waste Piping-Copper type L or M
7. Natural Gas Piping above Grade-black steel, schedule 40

- Section 22 05 04 - Plumbing Specialties

Provide floor and wall cleanouts, trap primers, water hammer arrestors, floor drains, trench drains, oil and solids interceptors, , thermostatic mixing valves, roof drains and backflow preventers. Hose bibs shall be provided at each bank of lavatories, around the building perimeter, and on the roof if larger mechanical equipment is located on the roof that requires cleaning.

- Section 22 05 13 - Motors

Electrically driven or electrically connected plumbing equipment shall be of a type which shall conform to any applicable standards of the National Bureau of Standards of the United States Department of Commerce or the standards of the Underwriters Laboratories or another nationally recognized testing laboratory. Equipment items shall bear the UL label or equivalent. Motors shall meet or exceed Washington State Energy Code requirements with motors larger than ½ horsepower being premium efficient.

- Section 22 05 15 - Gauges and Meters

Provide temperature and pressure gauges at plumbing equipment.

- Section 22 05 16 - Piping Expansion Compensation

Provide expansion joints, alignment guides and anchors to allow for thermal expansion and contraction of plumbing piping systems.

- Section 22 05 29 - Supports, Anchors, Curbs, Seals and Flashings

Provide pipe hangers, sleeves and plates, equipment stands, housekeeping pads, curbs, seals and caulking, and flashing for finished plumbing systems.

- Section 22 05 48 - Vibration Isolation

Furnish and install vibration isolation mountings for all plumbing pumps, compressors, vacuum pumps, and any other motorized equipment installed in division 22.

- Section 22 05 53 - Mechanical Identification

All plumbing valves, equipment, and access doors and panels shall be tagged for identification. Piping systems shall be labeled and color-coded with a color banding system.

- Section 22 07 00 - Piping Insulation

Insulate domestic hot and cold water and rainwater piping systems including pipe fittings and roof drain sumps.

- Section 22 07 00 – Commissioning of Plumbing Systems

Plumbing systems will be independently commissioned in accordance with the

LEED requirements for enhanced commissioning.

- Section 22 11 13 –Water Distribution

Comply with local jurisdictional requirements for water main piping, fittings

- Maple Lane (Thurston County)

- Offsite (public) water main improvements, extending along Old Highway 9 from 203rd Street to Old Highway 99, of 8" and 12" diameter (totaling approximately 7,600 LF) required to augment onsite water tanks and provide sufficient fire flow
- Onsite (public) water main improvements consisting of a new fire protection loop with connections to the existing loops and the onsite water tanks required
- Domestic water availability assumed to be adequate based on current site usage; new connections to the existing onsite water loops are feasible

- Bremerton

- City/Developer will design, permit and construct off-site utility extension of approximately 12,000 LF, from Airport Road to Lake Flora Road, for fire flow and domestic water service to the site
- Onsite (private) water main improvements consisting of a new fire protection loop required

- Shelton (Mason County)

- Offsite (public) water main improvements currently being designed and permitted to provide fire flow to the Washington State Patrol Academy (WSPA) and DOC Reception Center site.
- Offsite (public) water main extension of approximately 5,000 LF, from the WSPA to the Reception Center, required to serve site
- Onsite (private) water main improvements consisting of a new fire protection loop required.
- Domestic water is available from SR 102.
- Site located in Pressure Zone 440; static pressure at site is approximately 60 psi (based on ground elevation of 300 feet)

- Section 22 11 23 – Domestic Water Booster Pump

Where local water pressure cannot support building water pressures, booster pumps will be provided. Skid mounted pumping package complete with variable frequency drive pumps size for required pressure and flow rates, controls, bladder tank, piping and valves.

- Section 22 13 13 –Sewer Distribution

Comply with local jurisdictional requirements for sewer main piping, manhole types

- Maple Lane (Thurston County)
 - Offsite (public) City treatment plant currently expanding capacity to accept Reception Center
 - Onsite (private) sewer to gravity to existing vacuum system on-site
- Bremerton
 - City/Developer will design, permit and construct off-site utility extension of approximately 28,000 LF, from the City of Bremerton and up Lake Flora Road
 - City treatment plant has sufficient capacity
 - Gravity onsite (private) sewer to connection at SR 3 or Lake Flora Road
- Shelton (Mason County)
 - Offsite (public) sewer is located along SR 102, fronting the site; capacity at the sewer treatment plant is limited due to existing spray field capacity and reclaimed water usage rates. Expansion of the sewer treatment plant is planned in conjunction with the Reception Center pending a funding source
 - Currently, the Washington State Corrections Facility (upstream of the Reception Center site) uses only half of allowable capacity to sewer treatment plant (according to City of Shelton)
 - On-site (private) sewer will most likely require pumping to the off-site force main (on site pump station designed and maintained by the DOC)

- Section 22 15 00 – Service Compressed Air Systems

This section applies to service air required for shops and maintenance activities. Duplex compressors for redundancy, air drier and receiver storing 100 to 150 psig air will be provided to deliver compressed air to outlets located at the service activities. Outlets will be equipped with air regulator, filter, lubricator and quick disconnect. Piping shall be copper type L.

Where local water pressure cannot support building water pressures, booster pumps will be provided. Skid mounted pumping package complete with variable frequency drive pumps size for required pressure and flow rates, controls, bladder tank, piping and valves.

- Section 22 30 00 - Plumbing Equipment

Provide gas fired water heaters, storage tanks and in-line circulating pumps with stainless steel rotor and bronze impeller. Instantaneous type electric water heaters may be considered at remote fixtures. Laundry and kitchens will be equipped with their own water heaters and storage tanks due to higher water temperature requirements.

- Section 22 31 00 – Domestic Water Softeners and Filtration Equipment

Where local water quality has sediment or hard water, water softening equipment and water filtration will be provided for the building service.

- Section 22 40 00 - Plumbing Fixtures

Staff and public accessible fixtures

1. Fixtures shall be complete with fittings, trim, supplies, traps supports, and carriers to make a complete installation.
2. Fixtures will be provided with chrome plated brass trim and stop valves.
3. Water closets and urinals will be vitreous china, siphon jet pattern with low flow water conserving flush valves. Sensor operated. Wall mounted.
4. Lavatories will be vitreous china with mixing sensor-operated faucets with 0.5 GPM flow restrictors.
5. Sinks (break room/conference) Self rimming, stainless steel with dual handle faucets. Hot water dispenser. Disposer in break rooms.
6. Sinks (medical and dental exam). Self rimming, stainless steel with sensor operated, deck mounted, gooseneck faucets.
7. Appropriate "Barrier Free" fixtures will be provided in accordance with ADA requirements, for handicapped use. ADA fixtures shall be provided with electric powered infrared sensor operated flush valves and faucets
8. Drinking fountains shall be stainless steel, refrigerated and shall be constructed in accordance with ADA requirements.
9. Service sinks: Cast iron with enamel finish. Floor mounted.

Detention fixtures

1. Medium Security: Water closets will be floor mounted stainless steel combination fixtures that include blow out type water closet and lavatory. Flush valves will be concealed. Showers will be rear access wall mounted stainless steel with low flow shower head.
2. Segregation: Same as medium security.
3. Medical Health. Water closet will be floor mounted, vitreous china blow out type with push button concealed flush valves and access panels. Lavatories will be white vitreous china, wall mounted, self metering type faucets. Suicide watch areas will utilize stainless steel combination units.
4. Other supervised inmate areas: Water closets will be white vitreous china, floor mounted siphon type with concealed flush valves and access panel. Lavatories will be white vitreous china, wall mounted, self metering type faucets. Urinal will be white vitreous china, wall mounted washout type with push button concealed flush valve with access panel.

- Section 22 61 00 – Compressed Air Systems for Healthcare Facilities

This section applies to compressed air required for medical and dental activities. The medical and dental areas will each have their own central compressed air system with duplex compressors for redundancy, air drier and receiver. Air will be regulated to respective pressures and will be piped through dual filters to provide the required purity. Medical pressure will be set at 55 psig and dental will be set at

80-100 psig. Copper type L piping with silver solder in accordance with NFPA 99.

- Section 22 62 00 – Vacuum Systems for Healthcare Facilities

This section applies to vacuum system for medical and dental activities. Medical and dental vacuum systems shall each have their own vacuum pumps with duplex motors for redundancy. Medical will control to 19-23 inches mercury and dental to 7-8 inches mercury. Copper type L piping with silver solder in accordance with NFPA 99

- Section 22 63 00 – Gas systems for Healthcare Facilities

Medical gas including oxygen and nitrous oxide will be provided where indicated in the program to designated areas in the facility. Copper type L piping with silver solder in accordance with NFPA 99

- Section 22 80 00 – Liquid Propane Gas Storage Tank

Include welded storage tank, protective coatings, flexible connections, tank gauges, multi-valve, cathodic protections, vaporizer and shut-off valves. Tank and installation shall comply with NFPA 54 and 58 and local regulations.

Division #23

- Section 23 05 03 - Hydronic Piping

Furnish and install complete hydronic heating and cooling piping systems including heating water, chilled water and condenser water..

1. Pipe: black steel schedule 40, copper type L.

- Section 23 05 04 - Hydronic Specialties

Provide hydronic accessories for proper system operation including expansion tanks, air vents, air separators, pressure reducing valves, strainers, relief valves, balancing valves.

- Section 23 05 13 - Motors

Electrically driven or electrically connected HVAC equipment shall be of a type which shall conform to any applicable standards of the National Bureau of Standards of the United States Department of Commerce or the standards of the Underwriters Laboratories or another nationally recognized testing laboratory. Equipment items shall bear the UL label or equivalent.

- Section 23 05 15 - Gauges and Meters

Provide temperature and pressure gauges at heating and cooling coils and equipment.

- Section 23 05 16 - Piping Expansion Compensation

Provide expansion joints, alignment guides and anchors to allow for thermal expansion and contraction of hydronic and steam piping systems.

- Section 23 05 29 - Supports, Anchors, Curbs, Seals and Flashings

Provide pipe hangers, sleeves and plates, equipment stands, housekeeping pads, curbs, seals and caulking, and flashing for finished HVAC systems.

- Section 23 05 48 - Vibration Isolation

Furnish and install vibration isolation mountings for all fans, air handling units, pumps, chiller, compressors, and any other motorized HVAC equipment installed under this contract.

- Section 23 05 53 - Mechanical Identification

All HVAC valves, equipment, and access doors and panels shall be tagged for identification. Piping systems shall be labeled and color-coded with a color banding system.

- Section 23 07 00 - HVAC Insulation

Insulate HVAC systems as follows:

1. HVAC Piping Insulation. Insulate chilled water supply and return pipe and fittings. Insulate refrigerant suction and hot gas piping and fittings. Insulate heating water supply and return pipe and fittings. Insulate steam and condensate pipe and fittings.
2. Equipment Insulation. Insulate heating and cooling equipment including valves, pumps, tanks, traps, converters, etc.
3. Duct Insulation. Insulate all supply air ducts. Insulate ducts with duct liner where indicated on the plans. Insulate all outside air ductwork

- Section 23 08 00 – Commissioning of HVAC

HVAC systems will be independently commissioned in accordance with the LEED requirements for enhanced commissioning.

- Section 23 09 23 - Energy Management and Control System

The heating and ventilation system will be controlled from an automated direct digital control (DDC) system. The system will start/stop and stage equipment based on occupancy of the building and individual room heating, cooling and ventilating requirements. All equipment controllers will be electronic and shall have complete standalone capabilities. Controllers shall communicate all points of information to the Energy Management System operator's terminal.

For resource management, peak and consumptive use for water and energy for the building will be trended with corresponding outside air temperatures. Use shall be tabulated for monthly and annual records. Uses shall be trended separately by major space type: medical, administrative, kitchen, laundry, warehouse, housing, maintenance

1. Electric Loads: Motors, lighting, cooling, plug loads, process loads
2. Natural Gas: heating load, domestic water load, kitchen loads, laundry loads
3. Water: Domestic water, recycled (purple pipe water), when available, and irrigation water

- Section 23 09 33 - Variable Frequency Drives

Furnish and install microprocessor based Pulse Width Modulated adjustable frequency AC drives. Drives shall be UL labeled and accept inputs from the Energy Management Control system for control of speed for variable volume pumping and fan systems. Drives shall be complete with protection circuits.

- Section 23 10 00 – Fuel Oil Piping and Storage Systems

Fuel system shall consist of fuel oil storage tanks, fuel piping, leak detection system, system filling and testing and fuel oil pumps. Tanks shall be above ground, double wall with fuel containment and UL listed with corrosion resistant coating. Above ground pipe shall be schedule 40 black steel. Below ground pipe (if utilized) will be double wall flexible polyethylene pipe with braided fabric reinforcement in the primary pipe.

- Section 23 21 23 - HVAC Pumps

Provide circulating pumps for closed loop heating and cooling hydronic systems.

- Section 23 22 13 - Steam and Condensate Piping

Furnish and install complete steam and steam condensate piping systems where indicated in the system narratives for building heating.

1. Low pressure steam: Black Steel schedule 40
2. High pressure steam: Black steel schedule 80
3. Low pressure condensate: Black steel schedule 80
4. High pressure condensate: Black steel schedule 80

- Section 23 22 16 - Steam and Condensate Specialties

Provide specialties for complete and operational system including steam traps, reducing valves, safety relief valves, drip pan elbows, condensate receivers, flash tanks, strainers and converters.

- Section 23 22 18 - Humidifiers

Humidifiers will be provided for telecommunication equipment rooms. Humidifiers will be electric steam generating type with replaceable plastic cylinder and disposable ionic bed inserts. Stainless steel manifold discharge vapor to the occupied space. For energy conservation, adiabatic humidifiers will also be considered for energy their energy conserving features and residual cooling effect.

- Section 23 23 33 - Refrigerant Piping and Specialties

Furnish and install refrigerant piping systems as indicated.

1. Refrigerant pipe: Type ACR
2. Refrigerant: Refrigerants shall have zero ozone depletion potential with the lowest commercial available global warming potential. The building shall utilize no CFC or HCFC refrigerants.

- Section 23 25 00 - Chemical Water Treatment

Provide equipment, chemicals, and service to treat closed hydronic systems for corrosion.

- Section 23 30 00 – Dust Collection Systems

Provide dust collection system for woodworking equipment in shop areas. Weatherproof dust collectors shall be complete with fan, filtration, dust storage, fans, controls and silencers. Ductwork shall be galvanized. Controls shall consist of equipment interlock, spark detection, abort damper and explosion vent.

- Section 23 30 00 – Carbon Monoxide Systems

Provide vehicle exhaust system for vehicle service areas. Vehicle exhaust system shall consist of fans, flexible high temperature abrasion resistant fire retardant tubing, winch system with pulleys and cables, and fume receptor. Rooms shall be equipped with carbon monoxide sensors interlocked with the ventilation system.

- Section 23 31 00 - Ductwork

Supply, return and general exhaust sheet metal ductwork and shall be galvanized steel constructed in strict accordance with the latest edition of SMACNA standards for HVAC duct construction and with the International Mechanical Code. The use of round flexible duct shall be limited to connections to diffuser and air terminal units.

- Section 23 33 00 - Ductwork Accessories

Provide balancing dampers with regulators, air turning vanes, fire and/or smoke dampers and flexible equipment connections as required for complete and operational duct systems.

- Section 23 34 00 - Power Ventilators

1. Centrifugal Roof Exhausters: Heavy gauge spun aluminum housing and hood. Centrifugal, backward inclined, aluminum fan wheel
2. Utility Set Fan: Heavy gauge galvanized steel casing; field-rotatable housing to any of the eight (8) standard discharge positions; heavy gauge galvanized steel housing supports enamel or epoxy finish
3. Ceiling Exhaust Fans: Galvanized steel casing; insulated housing; integral aluminum back draft damper; terminal box with cord, plug and receptacle to facilitate removal of complete fan wheel and motor assembly without disturbing the ductwork.
4. Centrifugal In-Line Fans: Heavy gauge galvanized steel; insulated housing; square duct mounting collars on inlet and outlet; minimum of two removable panels providing adequate service access to all internal parts, centrifugal, backward inclined, aluminum fan wheel;
5. Bearings: Permanently lubricated and sealed, or regreasable heavy duty pillow block type; minimum L-50 life in excess of 200,000 hours
6. Belts and Drives: Oil and heat resistant, non-static type belts; precision ground drive securely keyed to the wheel and motor shafts; drives shall be sized for 150 % of the installed motor horsepower

7. Roof Curb: Galvanized steel construction

8. Features: Redundant belts and high temperature motors for smoke control and UL listing for grease removal for grease laden kitchen exhaust

- Section 23 35 00 - Sound Attenuators

Provide duct silencers where indicated to achieve the space acoustical criteria.

- Section 23 36 00 - Air Terminal Units

VAV with integral hot water reheat coil. Fan powered will be considered.

- Section 23 37 00 - Air Outlets and Inlets

Provide air inlets and outlets including grilles, registers, diffusers, and wall louvers. Air outlets in inmate areas will be detention grade suitable for the security classification. Medium Security Housing and select areas within the healthcare unit shall utilize 3/16 inch steel face plate with sleeve with 5/16" holes on 7/16" staggered centers. No fasteners shall be exposed.

- Section 23 38 00 – Spray Paint Booths

UL listed with paint arrest filters. Galvanized construction with park proof fans, manometer, airflow proving switch.

- Section 23 40 00 - Air Cleaning Devices

All fan systems shall be protected with filter sections. Pre-filters will consist of 2" thick MERV 6 efficiency and final filters shall consist of MERV 13 efficiency (80-85%).

- Section 23 51 00 – Breechings, chimneys and stacks

Style to suit heating appliance.

- Section 23 52 00 - Boilers

Provide gas fired, high efficiency gas fired condensing boilers. Boilers shall be modular in nature and fit through standard door widths for service and removal.

- Section 23 55 05 Gas Fired Unit Heaters

Units are completely factory assembled, piped, wired, and test fired. Units are AGA Certified and

conform to the latest ANSI Standards for safe and efficient performance. Casings are die-formed, 20-gauge galvanized steel and finished in baked enamel. Burners are die-formed, corrosion resistant aluminized steel, with stainless steel port protectors. Fan blades are aluminum.

- Section 23 63 13 - Air Cooled Condensing Units

Self-contained, packaged, factory assembled and pre-wired units suitable for outdoor use consisting of cabinet, compressors, condensing coil and fans, integral sub-cooling coil, controls, liquid receiver, and protective coil covers/screens.

- Section 23 64 13 - Air Cooled Water Chillers

Provide factory assembled and tested outdoor air cooled liquid chillers consisting of compressors, condenser, evaporator, thermal expansion valve, refrigeration accessories, and control panel. Construction, testing, and ratings shall be in accordance with ARI. Chillers shall utilize multiple compressors with independent refrigeration circuits for partial redundancy.

- Section 23 64 30 – Water Cooled Heat Pump Chillers

In addition to air cooled water chillers, water cooled modular heat pumps consisting of compressors, condenser, evaporator, thermal expansion valve, refrigeration accessories, and control panel will be considered. Heat pumps are modular in 10-30 ton module sizes sized to match facility peak summer cooling and process cooling load. Rejected heat from the chiller would be directed to preheat domestic hot water and unused surplus each will be directed to the earth through a direct buried ground loop or rejected to well water (when available). Well water after use by the heat pump would be re-injected back to the earth after consumption. When full cooling is not required, un-used heat pump modules will be used to provide heat to other uses such as domestic hot water preheat through a heat exchanger.

- Section 23 73 00 - Air Handling Units

Air handling units shall be indoor modular type, prepackaged by the manufacturer, and shall include fans, heating hot water and chilled water coils, filter, and mixing box sections.

- Section 23 83 10 – Terminal Heat Transfer Units

Provide fan coil units for areas requiring process cooling and hydronic unit heaters for space heating in utility areas such as mechanical equipment rooms or storage spaces.

Division #26

- Section 26 05 19 - Building Wire and Cable

All wiring shall be copper, minimum size #12AWG. All feeder conductors shall be installed in conduit. Aluminum conductors are not allowed unless specifically indicated. All 480/277V and 208/120V building wire shall be color coded.

- Section 26 05 26 - Grounding and Bonding

Grounding materials shall be copper, except ground rods shall be copper-clad steel. Grounding electrode shall be provided per code requirements. Equipment grounding conductors shall be run with all feeders and branch circuits. Separate grounding conductors shall be provided for isolated ground branch circuits.

- Section 26 05 30 - Conduit

Galvanized steel metal conduit shall be used inside each building. Non-metallic conduit shall be used underground, except at transitions. Metal conduit shall be rigid metal conduit, intermediate metal conduit, electrical metallic tubing, or flexible metal conduit. Non-metallic conduit shall be schedule 40 PVC. Conduit shall be concealed wherever possible.

- Section 26 05 32 - Boxes

Outlet boxes shall be pressed steel type with device rings. Pull boxes shall be screw cover type.

- Section 26 05 43 - Duct Bank

Install duct to locate top of duct bank at a depth of 30 inches below finished grade. Duct bank shall be installed to allow a slope of 4 inches per 100 feet. Slope duct away from building entrances. Stagger duct joints and provide suitable separators or chairs installed not greater than 4 feet on center. Provide concrete encasement for all medium voltage duct banks, and for all low voltage duct banks which pass under sidewalks or vehicle traffic areas. Provide separate medium voltage and low voltage manholes.

- Section 26 05 53 - Electrical Identification

Engraved phenolic nameplates shall be provided for motor controllers, disconnect switches, enclosed circuit breakers, panelboards, switchboards and separate overcurrent devices in switchboards.

- Section 26 09 43 - Low Voltage Lighting Controls

A fully programmable low voltage lighting control system shall be provided to control the interior and exterior lighting systems. Occupancy sensors in conjunction with dual level switching will be provided in administrative areas in order to conform to current NREC requirements. Daylight harvesting will also be utilized within appropriate spaces with access to exterior windows to sense natural daylight levels and automatically dim interior lighting and reduce energy consumption. Lighting controls within housing units will be interfaced with the security touch screen control system when available. Automatic time sweeps of the lighting within the housing unit cells will be considered to further reduce energy consumption.

- Section 26 12 19 - Medium Voltage Pad Mounted Transformers

Transformers shall be liquid filled, three phase, pad mounted, self cooled with a dead front loop feed primary compartment. Insulating liquid shall be mineral oil complying with ASTM D 3487, Type II, and tested according to ASTM D 117. Transformers shall be provided with Bay-O-Net type liquid-immersed current-limiting primary fusing.

- Section 26 13 16 - Medium Voltage Pad Mounted Switches

Medium voltage pad mount switches shall be S&C PMH Series or approved equal. Provide pad mounted distribution switches in a low profile enclosure intended for outdoor installations. Pad mount switches shall be rated for 15KV, three phase, 60Hz, 200 amp with individually fusible load taps.

- Section 26 15 13 - Medium Voltage Cabling

Medium voltage cables shall be MV105 copper conductors rated for a maximum system voltage of 15KV. Conductors shall be Class B compact, concentric lay stranded, annealed copper. Conductor insulation shall be extruded, semi conducting, thermosetting, impermeable, free stripping conductor fill and strand screen. Cable shall contain outer PVC jacket with 80 mils minimum thickness.

- Section 26 22 13 - Dry Type Transformers

Transformers shall be two-winding insulating high efficiency type. Units shall be enclosed except for ventilating openings. Transformers shall be air cooled by natural convection and not rely upon fans for airflow. Transformer enclosures shall be made of heavy-gauge steel.

- Section 26 23 13 - Generator Set Paralleling Equipment

Paralleling / Distribution medium voltage power switchgear shall be configured and rated for operation at a nominal voltage of 12,470 volts, 3 phase, 3 wire, 60Hz. Switchgear shall be configured for connection to two 12.47KV backup generators, and provisions for an additional third backup generator. Medium voltage power circuit breakers shall be vacuum insulated, draw-out type and shall be controlled by the paralleling equipment master control panel. The switchgear shall be provided with all necessary hardware and software to allow a closed transition transfer (short term paralleling) of the generators with the serving utility. Switchgear protective relays shall be provided with settings for reverse power, under-frequency, over frequency, under voltage and over voltage to meet the requirements of the serving utility.

- Section 26 24 13 - Distribution Switchboards

Switchboards shall be free-standing dead-front style. Main devices shall be equipped with ground fault protection. Distribution devices shall be factory-installed, group-mounted circuit breakers. Switchboard shall be mounted on a 4" concrete housekeeping curb. All bus bars shall be copper.

- Section 26 24 16 - Panelboards

Panelboards shall be dead-front circuit breaker type with proper interrupting capacity. All panelboards shall be provided with 42 available circuits and door in door construction. All bus bars shall be copper.

- Section 26 24 19 - Motor Control Centers

Motor control centers shall be free-standing, dead-front style. Motor control centers shall be mounted on 4" concrete housekeeping curbs.

- Section 26 25 00 - Busway

Busway shall be plug-in type busway rated for indoor installation. The busway housing shall be completely enclosed and non-ventilated. Bus bars shall be manufactured from high strength 98% conductivity copper and suitably rated for all contact surfaces.

- Section 26 27 26 - Wiring Devices

Switches and receptacles outlets shall be specification grade. GFI type outlets shall be provided where outlets are mounted within 6 feet of a sink. All device plates located in offender areas shall be provided with security grade cover plates equal to Hubbell SWP series with Torx head center pin reject screws. Cover plates in non-offender areas shall be stainless steel. Receptacles within housing units shall typically be switched from the control room.

- Section 26 28 13 - Fuses

Fuses shall be current-limiting type. Fuses in disconnects shall be Class RK1, time-delay type.

- Section 26 28 16 - Enclosed Switches

Safety switches shall be heavy duty type with interlocking door and spring loaded contacts. Safety switches used as motor disconnects shall be fused. Outdoor safety switches shall be NEMA 3R.

- Section 26 28 17 -Enclosed Circuit Breakers

Enclosed circuit breakers shall be dead-front type with proper interrupting capacity.

- Section 26 29 13 -Enclosed Motor Controllers

Separate motor controllers shall be magnetic motor starters with fused control power transformers, pilot lights, and auxiliary contacts as required for control functions.

- Section 26 29 33 - Elevator Power Module

Elevator Power Module shall be provided with copper busing and individual horse-power rated fusible feeder switches with individual shunt trip capabilities. Feeder switches shall have appropriate ampere ratings and utilize Class J fuses. All necessary accessories such as control power transformers, isolation relays, test switches, pilot lights and auxiliary contacts shall be provided.

- Section 26 32 13 - Packaged Engine Generator System

Emergency and standby power generation shall be provided by means of two 12.47KV diesel-fueled engine/generator sets. Generator sets shall be sized to supply emergency and standby loads to the entire facility in the event of a utility outage. Generator sets shall include a weather proof sound attenuating enclosure for outdoor installation. Generators will receive fuel from a single diesel fuel storage tank via a fuel supply pumping system. Operation of the generator will be monitored on a multifunction system designed to report most normal failures such as low cooling fluid temperature, low starting batteries, overcrank, overload, high water temperature, etc.

- Section 26 33 53 -Static Uninterruptible Power Supply

Uninterruptible power supplies shall be on-line double conversion type and shall be provided with external maintenance bypass cabinets to allow maintenance and removal of the UPS without interruption power to the load. The UPS will ensure no interruption of power during a utility outage or while transferring between normal and generator backed power. Free standing battery cabinets shall be provided to house heavy duty batteries. Batteries will typically be sized to provide 1 – 2 hours of run time. UPS systems will typically be provided to supply uninterruptible power to the telecommunications system and the security electronics system.

- Section 26 43 02 - TVSS

Transient-voltage surge suppressors shall be provided at service entrance switchboards, distribution switchboards and at selected 120/208 volt panelboards. TVSS

units shall be integrally mounted with switchboard and panelboards.

- Section 26 50 00 - Lighting

The dominant lighting sources throughout the interior of the facility shall be fluorescent. High intensity discharge lighting shall be used on the exterior of building. High-intensity discharge lamps shall be metal halide. Fluorescent lighting shall use electronic ballasts. Fluorescent lamps shall be T8, T5, T5HO or compact fluorescent. Exit signs shall have stencil-cut green letters with LED lamps and integral battery backup. Site lighting shall be pole mounted or building mounted as appropriate. Luminaires shall be full cut-off type. LED lighting will also be considered for both interior and exterior lighting applications as LED lighting technologies continue to evolve and become more competitively priced. Security grade lighting will be provided within offender areas. Specific fixture security grades will be determined by the corresponding offender classification and fixture mounting height.

Division #27

- Section 27 05 26 – Grounding and Bonding for Telecommunications

Grounding materials (bus bars, back bone, bonding conductor, and duct bank grounding conductor) shall be copper. Grounding bus bars shall be provided in all telecom and equipment rooms. Bonding back bone conductors shall be installed between the electrical equipment grounding bus and the telecommunications grounding bus bar and extending to all grounding bus bars in telecom rooms. Bonding conductors shall be provided in all telecom and equipment rooms to bond metallic accessories and equipment to the telecom grounding bus bar. Duct bank grounding conductor shall be provided in all underground duct banks and bonded to grounding electrodes located in underground spaces. Fire-stopping shall be provided for all raceways and penetrations through fire rated assemblies. Labeling of the telecommunications grounding and bonding system shall be made in accordance with WSDOC guidelines and industry standards.

- Section 27 05 28 - Raceway and Boxes for Communications Circuits

A complete raceway system consisting of conduit, outlet boxes, fittings, enclosures, pull and junction boxes to accommodate the installation of structured cabling which support the transmission of voice, data, and video signals. Conduits shall be electrical metallic tubing (EMT) or rigid steel conduit (GRC). Lay-in wire ways or cable trays shall not be used for horizontal distribution without DOC approval. Outlet boxes shall be stamped steel type, minimum 4"x4" square, with single gang covers. Junction and pull boxes shall be stamped steel type with concentric knock-outs and sized in accordance with WSDOC TDIS guidelines. All raceways shall be provided with nylon pull strings.

Fire-stopping shall be provided for all raceways and penetrations through fire rated assemblies. Labeling of the telecommunications raceway system (including conduit markers, etc.) shall be made in accordance with WSDOC guidelines and industry standards.

- Section 27 05 43 – Outside Plant Communications Site Work

A complete raceway system to accommodate the installation of structured cabling which support the transmission of voice, data, and video signals. Underground conduits, shall be rigid non-metallic conduit (PVC) where located 5-feet beyond the building perimeter and where not exposed to external sources of electromagnetic interference (EMI). Underground conduits within 5-feet of the building perimeter or where exposed to external sources of EMI shall be hot dipped galvanized rigid steel conduit (GRC) with asphaltic wrapped protective coating or PVC-coated galvanized rigid steel conduit (PSC). Underground conduits beyond the building perimeter shall be concrete encased in a duct bank. Duct banks shall be constructed with steel reinforcing bars and duct bank grounding conductors. Underground spaces shall be pre-cast reinforced concrete hand holes/maintenance manholes with AAHSTO H-10 load rated frames and covers. Each underground space shall be sized based upon WSDOC TDIS guidelines and equipped with accessories including access ladder, cable racking, and grounding ring.

Fire-stopping shall be provided for all raceways and penetrations through fire rated assemblies. Labeling of the telecommunications raceway system (including duct bank warning tape, conduit markers, and engraved placards) shall be made in accordance with WSDOC guidelines and industry standards.

- Section 27 12 00 – Inside Plant Communications Circuits

The structured cabling system shall support the transmission of voice, data, and video signals. The structured cabling system shall be manufactured by an approved manufacturer and installed by qualified and certified technicians.

Each telecom and equipment room shall be lined on all four walls with A/C grade fire-rated plywood extending from 6" to 8'6" AFF. Each telecom and equipment room shall be equipped with a complete wire management system including horizontal ladder racking and vertical cable management channels. Free-standing equipment racks and/or cabinets to accommodate passive terminations and owner-furnished active equipment shall be provided. Each rack or cabinet will be provided with power strips to support active equipment. Cable runway, racks, cabinets, protector panels and all other telecom accessories shall be bonded to the grounding bus in each telecom or equipment room. Inner ducts shall be provided for the physical protection of optical fiber riser cables between the conduit entries and the fiber termination shelf in each room.

Workstation cabling shall be unshielded twisted pair (UTP) copper cable with Category 6A (10 GB/s) performance. Each workstation cable shall terminate at the outlet location on an RJ-45 jack mounted in a modular face plate and in a patch panel at the telecom room. Administrative voice signals shall be supported by copper backbone cables between the entrance facility and the 110-block wall field in each telecom and equipment room for cross-connecting. Tie-cables shall extend voice pairs to rack mounted patch panels to accommodate easy patching to workstation cabling. Inmate telephone signals shall be supported by dedicated backbone cabling with terminations and cross-connecting performed inside lockable enclosures in each telecom and equipment room.

LAN riser cable between the equipment room and each telecom room shall be optical fiber consisting of both laser-optimized (50 micron) multi-mode and single

mode fiber to support OM3/OM4 performance. Optical fiber cables shall be terminated on rack mounted enclosures with fiber shelves and adapter panels.

Fire-stopping shall be provided for all raceways and penetrations through fire rated assemblies. Labeling of the telecommunications cabling system shall be made in accordance with WSDOC guidelines and industry standards.

- Section 27 14 00 – Outside Plant Communications Circuits

The structured cabling system shall support the transmission of voice, data, and video signals. The structured cabling system shall be manufactured by an approved manufacturer and installed by qualified and certified technicians.

Inner ducts shall be provided for the physical protection of optical fiber riser cables within underground duct banks, spaces and between conduit entries and the fiber termination shelf in each room.

Outside plant (OSP) backbone cable between the entrance facility and remote telecom rooms shall be shielded twisted pair (STP) copper cable with Category 3 performance. Each outside plant backbone cable shall terminate at a building entrance protection panel at both ends.

Outside plant (OSP) backbone cable between the entrance facility and remote telecom rooms shall be optical fiber consisting of both laser-optimized (50 micron) multi-mode and single mode fiber to support OM3/OM4 performance. Optical fiber cables shall be terminated on rack mounted enclosures with fiber shelves and adapter panels.

Fire-stopping shall be provided for all raceways and penetrations through fire rated assemblies. Labeling of the telecommunications cabling system shall be made in accordance with WSDOC guidelines and industry standards.

Division #28

- Section 28 05 15 - Fiber Optic System

In accordance with WSDOC TDIS guidelines, a combined optical fiber backbone cabling system will be provided to support telecommunications and specialty electronic systems. Dedicated optical fiber strands within a combined backbone cabling sheath will be provided for fire alarm, access control, video surveillance, intercom, entertainment television, etc.

- Section 28 05 28 - Conduit

Conduit for system use shall be metallic except PVC may be used underground or underslab. See Electrical 26 05 30 for details

- Section 28 10 00 - Security Electronics Contractor

Consider all the work of Division #28 as a single subcontract to the Electrical Subcontractor and assume sole responsibility for the specified work. The Electrical Contractor shall list on the Bid Proposal Form the name of the Security Electronics Contractor he is proposing to use for this project. Failure to list the SEC on the Bid Proposal Form by the Electrical Contractor may be cause for rejection of bid. The

Electrical contractor is responsible for designing, providing, and installing the conduit raceway system, and the wire/cable system required for the supplied material. Prequalified Security Electronics Contractors (SEC's) are as follows: Engineered Control Systems, Spokane, WA. Accurate Controls, Ripon, WI., and Sierra Detention Systems, Golden, CO.

- Section 28 13 00 - Access Control

A complete access control system will be provided in accordance with WA DOC standards and security requirements.

- Section 28 13 33 - Proximity Access System

Where indicated on the Drawings, provide proximity access stations. Upon correctly entering a personal ID code or by swiping a valid card, the system shall provide an authorized entry. The system shall echo open commands through the security management system. Entry via the proximity system shall not cause violations or alarms.

- Section 28 13 54 - Walk-Thru Metal Detectors

Provide all labor, equipment, materials, and supervision to install, program, calibrate, adjust, document, and test the walk-thru metal detectors as required on the drawings. Provide a walk through metal detector with the following characteristics:

1. Arch opening of 78" high by 28" (non-ADA) or 32" (ADA) as required.
2. Eight different program or security level settings from weapon detection to small contraband detection.
3. The unit shall have a light bar on both the front and rear of the detector to indicate the location of the object including multiple masses. The light bar shall be configured in such a way to allow the operator to change the lighting configuration as needed.
4. Arch shall be magnetically shielded to help reduce false alarms.
5. Multiple passwords will be required to change programmable settings.
6. 120 VAC, 60Hz operation

- Section 28 13 54 - Vehicle Detection System

A complete system to detect the presence of vehicles using proximity, photobeam, infrared or similar detection technology. When detected, a signal is sent to the door/gate control system.

- Section 28 23 00 - Network Video Recorder

A system of video cameras, data networks, distributed video servers and workstations to record and produce real time, color video images of the areas under surveillance.

- Section 28 23 05 - Entertainment TV System

A system to receive digital RF television signals from a cable TV provider utility or produce such signals using 'off-air' antennas or satellite antennas, amplify the

signals and distribute the signals to fixed TV equipment located throughout the facility. The system may also be specified to originate local channel information for any level of 'on-site' distribution.

- Section 28 23 20 - Video Visiting

This system provides a real time audio and video link between any station in the public visiting area with any other station located in a housing area. The system may be subject to time controls and may be recorded.

- Section 28 24 05 - Intra-Communications and Paging System

Enables private communications from a door or gate to the control point. Intended to assist the control point in identifying the caller and responding appropriately to a request to open the door/gate. Also creates a communication link between cells and control point to fulfill the requirement to provide a means by which offenders can call for assistance if needed. The associated paging function provides for area announcements via overhead speakers.

- Section 28 24 10 - Visitor-Offender Telephone System

Provides a means for conversations across a secure boundary between visitor and offender. May be completely open or tightly controlled by staff. Conversations may be recorded.

- Section 28 24 40 - Nurse Call System

In medical services area, is used as a means for the patient to call for assistance and/or for the medical staff to inquire of the patient. Conversations are not normally recorded but may be if required.

- Section 28 31 10 - Fire Alarm

An addressable fire alarm system shall be provided. The fire alarm control panel shall be modular, multi-zone, solid-state type with battery back-up. Fire detection devices shall include manual stations, heat detectors, photoelectric smoke detectors, tamper switches and sprinkler flow switches. Fire annunciating devices shall include visual strobe lights and horns. Devices shall be located in accordance with NFPA and ADA codes.

- Section 28 46 00 - Touch Screen Controls

This section includes the requirements and operational characteristics for Security Automation System Touch Screen Control stations comprised of the following equipment that are 100% integrated with the Security Automation System:

1. Touch Screens.
2. Touch Screen Computers.
3. Touch Screen Software.

- Section 28 46 10 - Fixed Duress Alarm System

This system is comprised of fixed pushbuttons in specified areas to provide a means for summoning assistance. Usually located in areas where offenders and staff or visitors are not otherwise monitored or where volunteers provide services

to offenders. Pushbuttons must be physically reset after use.

- Section 28 46 15 - Portable Duress Alarm System

Currently under development by WADOC. This system provides for staff to call for assistance anywhere inside the facility. Control will know who is calling, the location from which the call is placed and perhaps can monitor audio from the call location.

- Section 28 46 19 - Programmable Logic Controller

This system is the brain of the door/gate control system, door/gate monitoring system, audio and video surveillance systems, access control system, HMI and other systems. All of the system logic is loaded into the PLC control memory for execution at the proper time.

- Section 28 46 19 - Security Automation System

This section includes the requirements and operational characteristics for a Security Automation System comprising the following equipment which is 100% integrated with each other component:

1. Programmable Logic Controllers (PLC).
2. Touch screen stations.
3. Door monitoring and control.
4. Lighting interior/exterior controls and indication.
5. Audio Communications.
6. Video Communications.
7. Watch tour system.
8. Officer duress system.
9. Proximity access.
10. Annunciation of fire.
11. Security Management System (SMS).

- Section 28 46 31 - Security System Descriptions

This section contains the individual operational descriptions for each function required as part of the PLC programming. It is a specific definition of exactly how each system function works and how the function are interrelated to create a system. This is the custom programming that moves the installation from standard off-the-shelf equipment to custom operation for this facility.

- Section 28 47 00 - Watchtour/Officer Duress System

This section includes the requirements and operational characteristics for an officer duress system, which is an integral part of the security automation system. Provide all labor, equipment, materials, and supervision to install, program, calibrate, adjust, document, and test the total system as required herein and on the drawings.

- Section 28 47 15 - Auxiliary Control Systems

This section includes the requirements and operational characteristics for the Auxiliary control system. The included Auxiliary control systems are:

1. Remote control of cell and dayroom lighting.
2. Remote control of television receptacles.
3. Remote control of inmate telephones.
4. Driveway loop detectors.

- Section 28 48 00 - Security Management System

Provide, install, calibrate and validate the Security Management Computer System. Consult with the Owner, architect, and engineer to determine the running configuration of the system. All transactions (action codes), alarms and status are continually outputted from the PLC. The PLC shall be able to service this data management activity and continually control all other devices specified elsewhere in this specification without any additional delay in system throughput.

The SMS shall provide preventative maintenance functions by continually counting operations of doors or other owner specified devices and alert the operator when predetermined cycle count thresholds are exceeded.

The predetermined cycle count shall be able to be modified by the owner, and the current cycle count shall be able to be cleared.

- Section 28 49 00 - Security System Turnover Training

Provide labor, materials, and equipment necessary for the complete training of the Owner and his authorized representatives, for the security systems. The Detention Equipment Contractor (DEC) shall provide a representative specially trained in the operation of the security equipment and systems with a thorough knowledge of all mechanisms and controls. The representative must be capable of training the Owner's personnel in operation, repair, and upkeep.

- Section 28 50 00 - Distributed Antenna System

This system consists of a 'distributed' antenna for use with the facility portable radios and the portable duress alarm radios. It assures a very high degree of probability of successful radio contact everywhere the system is installed in the facility. It eliminates 'dead' spots and weak signal areas that sometimes impacts dependable use of radio frequency equipment.

Division #32

- Section 32 31 53 – Security Fences

Fence framework, fabric and accessories. Excavation for post bases, concrete foundation for posts. Manual gates and related hardware.

Division #31

- Section 31 10 00 – Site Clearing and Site Demolition
 - Maple Lane (Thurston County)
 - Conform to local jurisdictional requirements for site clearing, site demolition, and removal of existing utilities, concrete curbs, asphalt pavements, trees and other vegetation
 - Bremerton
 - Conform to local jurisdictional requirements for site clearing and removal of trees and other vegetation
 - Shelton (Mason County)
 - Conform to local jurisdictional requirements for site clearing and removal of trees and other vegetation
- Section 31 20 00 – Earth Moving

Conform to WSDOT Standard Specification for Road, Bridge and Municipal Construction and local jurisdictional requirements.
- Section 31 25 13 – Erosion Control

Conform to all requirements of NPDES under the DOE General Permit for Stormwater Discharge from Construction Activities. Field inspection of Erosion Sediment Control measures will be performed by a Certified Erosion and Sediment Control Specialist.

 - Maple Lane (Thurston County)
 - Included in Phase 2 NPDES
 - Bremerton
 - Assumed to be in compliance with NPDES
 - Shelton (Mason County)
 - Not yet required to comply with Phase 2 NPDES
 - The site is located in a Class 2 Critical Aquifer Recharge Area based on Mason County maps

Division #32

- Section 32 12 16 – Asphalt Paving

Hot Mix Asphalt “HMA” Class ½ inch. Installation to conform to WSDOT Standard Specification for Road, Bridge and Municipal Construction and local jurisdictional requirements.
- Section 32 13 13 – Concrete Paving

Installation to conform to WSDOT Standard Specification for Road, Bridge and Municipal Construction and local jurisdictional requirements.

Division #33

- Section 33 41 00 – Storm Utility Drainage

Comply with local jurisdictional requirements for catch basin types, piping, cleanouts, flow control facilities, water quality treatment facilities

- Maple Lane (Thurston County)

- Currently using 2005 DOE manual
- Granular soils are favorable for on-site infiltration of storm water runoff

- Bremerton

- Currently using 2005 DOE manual within City limits
- Soils generally have low permeability, impeding infiltration of storm water runoff
- Potential teaming opportunity with regional storm water management facility

- Shelton (Mason County)

- Currently using 1992 DOE manual; adopted 2005 DOE manual to be phased in by 2012
- Outwash soils are in the vicinity of the site, therefore infiltration may be feasible

- Section 33 46 00 – Subdrainage

Comply with local jurisdictional requirements for piping, backfill material, filter fabric

5.2 Effective Utilization of Space

For the Thurston Co. site, some existing structures can and may be reused for the reception center functions. These existing buildings' condition/serviceability varies in quality. The mechanical, electrical and structural systems within the structures are not up to current codes and requirements. These upgrades would be completed with the new construction. See Section 3.5 for complete building inventory.

5.3 Cost Estimating versus Cost Planning

For this report several of the latest prison construction costs were collected and analyzed for comparison with the Reception Center cost. Those costs were broken out for building costs only and then escalated to today's cost. The projected Reception Center cost averages \$309/SF and is in the middle of the range of costs shown on the following table. On the high side is the WSP North Close Custody estimate of \$337/SF to the low of \$251/SF at CRCC.

In all, there is a 4% variance to the proposed cost construction to an average of the five comparable projects.

WESTSIDE RECEPTION CENTER COMPARATIVES

ESCALATION FACTORS TO ADJUST COSTS

2004 to 2005	2005 to 2006	2006 to 2007	2007 to 2008	2008 to 2009	2009 to 2010	2010 to 2011
4%	4%	3%	3%	0%	0%	2%

ALL COSTS COMPARE BUILDINGS ONLY - SITE COSTS HAVE BEEN REMOVED FROM TOTALS

ALL COSTS HAVE BEEN ESCALATED TO 2011

SEE BACK-UP DATA FOR MORE DETAIL

SEG COSTS	CLOSE CUSTODY	MEDIUM COSTS	HYBRID HOUSING	ADMIN+ COSTS	FOOD HEALTH COSTS	WH MAINT COSTS	MISC	TOTAL
MCC Monroe Correctional Center Bid 2004								
IMACC		\$19,868,485		\$2,296,966				\$22,623,913
GSF		67,330		8,540				75,870
\$/GSF		\$295.09		\$268.97				\$298.19

CRCC Coyote Ridge BID 2007								
IMACC	\$7,149,904	\$36,976,454	\$18,997,294	\$19,197,318	\$11,009,080	\$8,811,561		\$102,141,610
GSF	19,391	115,935	72,696	101,842	46,143	49,549		405,556
\$/GSF	\$368.72	\$318.94	\$261.33	\$188.50	\$238.59	\$177.84		\$251.86

WSP North Close Custody								
GSF	53,765	153,296		22,904	56,173		20,932	308,713
\$/GSF	\$387.22	\$327.97		\$434.31	\$276.85		\$258.20	\$337.85

WSP South Close Custody PreDesign Estimate								
IMACC		\$30,785,955		\$22,432,694.85			\$1,238,939	\$54,457,589
GSF		87,006		71,871			20,145	179,022
\$/GSF		\$353.84		\$312.12			\$61.50	\$304.19

WSP HOUSING BUILDINGS LOW BID 8/2011								
IMACC		\$25,000,000						\$25,000,000
GSF		87,006						87,006
\$/GSF		\$287.34						\$287.34

TOTAL AVERAGED COSTS								\$295.89
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COMPARE TO WRC								\$309.00
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Please Note:

- 1 Factor for Westside (of the State) Construction Costs being higher were NOT included.
- 2 Design Build Fees were not taken into account

Add 5% to 10%

5.4 Projects Outside Cost Control Ranges

This section is not applicable.

5.5 Funding Sources

This type of project has historically been funded through State General Obligation Bonds. Other funding sources available for construction are certificates of participation (COPS) and 63-20 financing. Certificates of participation (COPS) are a form of debt financing contract with individual investors. COPS are sold in the public securities market and the debt service payments are made from operating budgets. The 63-20 (based on IRS Ruling 63-20) method of financing, a single-purpose nonprofit corporation is created in order to issue bonds. Using the bond proceeds, the nonprofit funds a capital project and contracts with the developer for construction. The state then leases the completed building from the nonprofit and, at the end of the lease, the State takes ownership of the building. Typically, either the COPS or 63-20 funding approach is used when there is a possible revenue stream or savings that can be used to offset the financing costs.

5.6 Funding Methods

Financing costs are lowest using State General Obligation Bonds, making this the preferred mechanism for larger construction projects. Assuming the state has sufficient General Obligation bonding capacity to support this project, the Department recommends funding the project through State General Obligation Bonds.

- 6.1 Master Plan Coordination
- 6.2 Other Significant State Requirements

DRAFT
09/27/11

DRAFT
09/27/11

6.1 Master Plan Coordination

The current selected sites occur on either raw underdeveloped forest land or a mothballed state facility. In these cases, there is no overriding Master Plan for which the proposed building design would require conformance.

6.2 Other Significant State Requirements

The proposed project will need the following requirements

1. RCW 39.35D LEED Requirements – The project will be required to obtain LEED Silver certification or greater. During the design and construction, LEED standards will be identified in an ECO Charette and subsequently monitored to ensure compliance for the LEED standards. Some preliminary analysis of sustainable features has been completed and is included in the Appendix
2. RCW 72.10.005 Intent Application
The legislative intent is that WDOC offenders to receive the basic services as mandated by the state and U.S. constitution.
3. RCW 36.70A.020 Planning Goals:
(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
4. State policy for indoor air quality the proposed project will be designed to meet all state required air quality standards for indoor air. Additionally the project will meet the clean air act of 1991.
5. RCW 39.35 Energy Efficiency Measures – Law provides for energy efficiency measures in public buildings and specifies duties of DES in implementing conservation measures in state facilities.

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09/27/11

7.1 Operating Budget Impacts

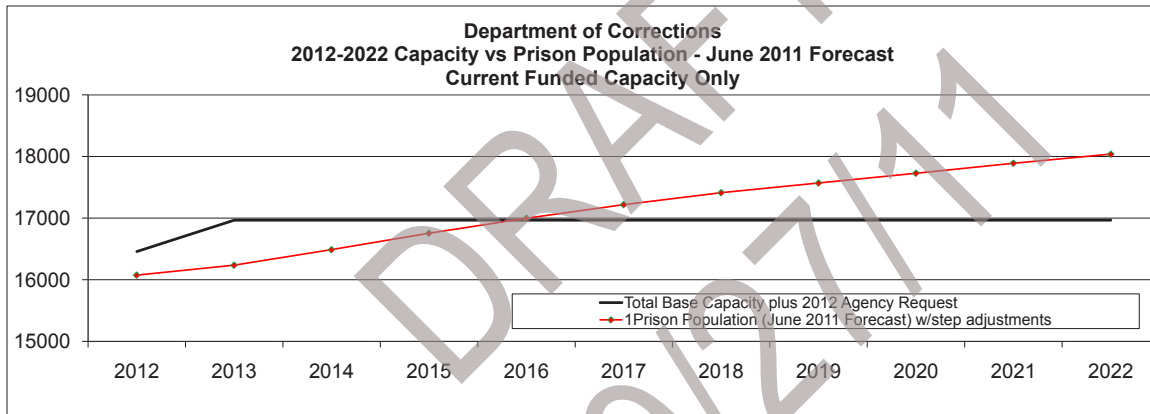
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7.1 Operating Budget Impacts

Introduction

The Washington Corrections Center (WCC) was originally constructed with 240 Reception Center beds in single cells. As the facility became crowded, an additional housing unit and an IMU were added. More recently, general population housing units have been converted to Reception Center housing bringing the current capacity of reception beds to 1260. The Reception Center has evolved over time and the current housing units are very staff inefficient, and are spread throughout the WCC campus in locations that are not conducive to efficient operational processes.



Fiscal Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
¹ Prison Population (June 2011 Forecast) w/step adjustments	16,075	16,236	16,487	16,756	16,998	17,218	17,411	17,569	17,728	17,889	18,036
² Total Projected Base Capacity (@ June 30,2011)	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456	16,456
2012 Agency Request											
Washington State Penitentiary - Housing Units, Kitchen & Site Work	-	512	512	512	512	512	512	512	512	512	512
Total Base Capacity plus 2012 Agency Request	16,456	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968	16,968
<i>Difference between capacity and projected population</i>	381	732	481	212	(30)	(250)	(443)	(601)	(760)	(921)	(1,068)

¹ Prison population does not include the forecasted work release or violator populations

² Total projected base capacity does not include work release or rented jail beds

Operational Goals & Cost Savings

The planning team recognized the importance of operational tasks and processing issues, and their impact on design. The process and flow of the reception process, this most critical of correctional functions, has a large impact on the architectural requirements for a new Reception Center. The architecture and configuration can enhance, support and increase the efficiency of reception and assessment processes. Our approach to the planning of this facility recognized the functional requirements of the intake and diagnostic process, while working with the Department of Corrections to draw from the “best practices” to find new and innovative ways to enhance and improve the efficiency of the operations through building layout and process organization. The following items are operational goals for the new Reception Center and steps taken to increase the efficiency of the new facility, and to provide for a more cost effective and safe processing of incoming male offenders.

1. Process offenders as efficiently as possible using LEAN principles that eliminate waste from the diagnostic and processing process.

The existing WCC suffers from a number of fatal flaws in its ability to process offenders efficiently in the reception process. The major challenge is the existing campus configuration. The Reception Center has evolved over time and the facilities are extremely spread out and not adjacent to the desired operations. This leads to excessive staff requirements to move, supervise and process offenders.

The WDOC and the consultants have had recent experience with the utilization of LEAN principles to consolidate its Furniture Factory for Correctional Industries at SCCC. This process was very successful in consolidating furniture fabrication at three different institutions into one location. By utilizing LEAN Principles we were able to save substantial square footage for the consolidated operation, save supervision staffing and eliminate waste of transportation and movement of materials.

The new Reception Center layout and organization are the result of field observations, interviews with staff, and tours and consultation with other States Department of Corrections on their reception processes. A flow of offenders using LEAN principles was developed to facilitate the most efficient reception process. The facility was planned and organized to address current inadequacies found at WCC and to address the most efficient flow process. The result was a strategy and layout that would lead to shorter wait time for the offenders, and greater throughput rates and higher efficiency for the Reception Center, but without sacrificing the quality of offender processing or significantly increasing costs.

2. Reduce the number of days required for admission processing and housing at the Reception Center in order to conserve valuable reception resources.

The current average length of stay at WCC is 66 days for all offenders entering

the system. After their arrival at WCC most offenders receive their initial custody assignment 44 days after arriving at WCC. There is then an average of 22 days after the initial custody assignment before they leave to the parent facility where they will serve out their time.

Through the development of an efficient reception flow and process, this average length of stay at the new Reception Center can be reduced to 40 days. The majority of this time can be impacted by the availability of beds at the parent institutions and how much the Reception Center is utilized as a 'waiting room' while the offenders are waiting for beds to become available.

3. Control and supervise offenders.

The existing WCC takes a large amount of custody staffing to control and supervise offenders due to the large spread out nature of the existing campus. There is a tremendous amount of waste in time and staffing to move offenders back and forth from housing to diagnostic facilities. The many programs and large area for recreation components required for general population institutions are not necessary for a reception center.

The new reception has developed a flow for intake and reception that puts required functions such as transportation, intake, security identification, health and mental health adjacent to one another to provide for effective and efficient control of offenders. This allows for the right amount of custody staff to maintain cost effective and safe supervision of offenders.

4. Provide appropriate security and housing based on the various custody classifications of offenders.

The existing WCC currently houses all reception inmates in close custody housing with close custody staffing. This is based on the existing configuration of the housing and that reception offenders are mixed with general population and in-transit offenders.

The new Reception Center will have close custody, medium and segregation housing to allow for the various custody classifications of offenders. Offenders going through the classification process will have most of their services delivered on the unit, thereby saving time and staff from moving inmates throughout the institution. The offenders going through reception classification will also be separated from in-transit offenders and from any general population offenders which will focus and expedite the classification process that will happen on the housing unit.

5. Be staff and cost efficient in all areas.

As discussed, there is not a need for large outdoor program or recreational areas for the reception offender that will be here for a short time before going to his parent

institution. It is proposed that the new Reception Center be developed as a single building institution, much like a large jail or detention center. The compact design lends itself to the LEAN principle of saving unnecessary staff and time for movement of offenders. We can also utilize the building exterior wall as the secure perimeter of our institution thereby eliminating the cost of perimeter security fences and staff to patrol exterior perimeter fences.

The new Reception Center will also utilize cost savings and staff by utilizing synergies with other DOC institutions on the Westside. The services that the new Reception Center would share with other existing institutions include: cook-chill food preparation, sex offender programs, pre-release programs, educational opportunities, work programs, grounds maintenance, and natural resource utilization efforts such as recycling, composting, etc.

6. Utilize technology to enhance efficient and secure operations.

Technology will be utilized in maintaining secure perimeter access and operations through camera and perimeter door controls. This will help save staff in towers or perimeter patrols that would be required with yards and a perimeter fence as the secure perimeter.

Technology will also be utilized in the visitation process to make a more secure and efficient operation. Video visitation will be the process for visitation for all reception center offenders. This will help to expedite the visitation process for offenders that will just be here for a short while, and help to minimize the possibility of contraband that could happen at a contact visitation process.

Technology would also be utilized to enhance secure operations by incorporating an offender tracking system as part of the reception process. This would allow the institution to know at all times the location of all offenders. This would allow for efficiency in offender movement and also would create a more secure environment for offenders and staff.

Operational Costs / Budget

What are the cost savings? For this analysis, it is future costs avoided by acquisition of greater efficiencies while still meeting forecasted growth. But what should we compare it to? Various options ranging from new construction to renovating older facilities have been considered.

The major operational cost for the new institution will be the staffing costs to operate the facility. The following table shows the staffing that has been identified for the new reception center and the costs for that staff.

Westside Reception Center

Costs

Mason CO site

ASD	FTEs	TOTAL	Salary per	Benefits per	A	B	Total
		FTEs	FTE	FTE			
Fiscal Analyst 1	3.0	3.0	\$ 42,036	\$ 12,611	\$ 126,108	\$ 37,832	\$ 163,940
Fiscal Analyst 2	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
Fiscal Analyst 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Analyst 4	1.0	1.0	\$ 56,544	\$ 16,963	\$ 56,544	\$ 16,963	\$ 73,507
Fiscal Tech 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
HRC3	2.0	2.0	\$ 58,656	\$ 17,597	\$ 117,312	\$ 35,194	\$ 152,506
HRCA2	2.0	2.0	\$ 42,588	\$ 12,776	\$ 85,176	\$ 25,553	\$ 110,729
Human Resource Manager	1.0	1.0	\$ 73,200	\$ 21,960	\$ 73,200	\$ 21,960	\$ 95,160
ITS3	3.0	3.0	\$ 64,740	\$ 19,422	\$ 194,220	\$ 58,266	\$ 252,486
ITS4	1.0	1.0	\$ 71,496	\$ 21,449	\$ 71,496	\$ 21,449	\$ 92,945
Local Business Advisor	1.0	1.0	\$ 71,124	\$ 21,337	\$ 71,124	\$ 21,337	\$ 92,461
Office Assistant 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PR/Supp Sp 2	2.0	2.0	\$ 35,484	\$ 10,645	\$ 70,968	\$ 21,290	\$ 92,258
Truck Driver	1.0	1.0	\$ 40,008	\$ 12,002	\$ 40,008	\$ 12,002	\$ 52,010
Warehouse Operator 1	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
Warehouse Operator 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 4	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
ASD TOTAL	27.0	27.0	\$ 713,724	\$ 214,117	\$ 1,272,156	\$ 381,647	\$ 1,653,803

Custody

CORR CAPTAIN	1.0	1.0	\$ 75,864	\$ 22,759	\$ 75,864	\$ 22,759	\$ 98,623
CORR LT.	6.0	6.0	\$ 63,768	\$ 19,130	\$ 382,608	\$ 114,782	\$ 497,390
CORR OFFICER	209.0	209.0	\$ 45,252	\$ 13,576	\$ 9,457,668	\$ 2,837,300	\$ 12,294,968
CORR SGT.	37.0	37.0	\$ 50,004	\$ 15,001	\$ 1,850,148	\$ 555,044	\$ 2,405,192
CUSTODY TOTAL	253.0	253.0	\$ 234,888	\$ 70,466	\$ 11,766,288	\$ 3,529,886	\$ 15,296,174

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Non Custody

Associate Superintendent	2.0	2.0	\$ 79,596	\$ 23,879	\$ 159,192	\$ 47,758	\$ 206,950
Chaplain	1.0	1.0	\$ 55,200	\$ 16,560	\$ 55,200	\$ 16,560	\$ 71,760
Classification Counselor 2	14.0	14.0	\$ 50,004	\$ 15,001	\$ 700,056	\$ 210,017	\$ 910,073
Classification Counselor 3	12.0	12.0	\$ 52,524	\$ 15,757	\$ 630,288	\$ 189,086	\$ 819,374
Clerical/Paraprofessional	21.0	21.0	\$ 41,040	\$ 12,312	\$ 861,840	\$ 258,552	\$ 1,120,392
Construction & Maint Project Sup	4.0	4.0	\$ 62,412	\$ 18,724	\$ 249,648	\$ 74,894	\$ 324,542
Cook A/C	8.0	8.0	\$ 41,040	\$ 12,312	\$ 328,320	\$ 98,496	\$ 426,816
Corr Records Manager	1.0	1.0	\$ 51,216	\$ 15,365	\$ 51,216	\$ 15,365	\$ 66,581
Corr Records Supervisor	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Corr Records Tech (Specialist)	6.0	6.0	\$ 46,428	\$ 13,928	\$ 278,568	\$ 83,570	\$ 362,138
Corr Specialist 3	7.0	7.0	\$ 54,504	\$ 16,351	\$ 381,528	\$ 114,458	\$ 495,986
Corr Specialist 4	4.0	4.0	\$ 60,120	\$ 18,036	\$ 240,480	\$ 72,144	\$ 312,624
Correctional Officer 2 (K-9)	1.0	1.0	\$ 45,288	\$ 13,586	\$ 45,288	\$ 13,586	\$ 58,874
Correctional Unit Supervisor	7.0	7.0	\$ 64,056	\$ 19,217	\$ 448,392	\$ 134,518	\$ 582,910
CPM	2.0	2.0	\$ 76,824	\$ 23,047	\$ 153,648	\$ 46,094	\$ 199,742
Custodian	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
Electrician Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Electronic Tech	3.0	3.0	\$ 47,616	\$ 14,285	\$ 142,848	\$ 42,854	\$ 185,702
Equipment Tech 4 (Auto Mech)	1.0	1.0	\$ 52,524	\$ 15,757	\$ 52,524	\$ 15,757	\$ 68,281
Food Manager (WGS)	1.0	1.0	\$ 48,168	\$ 14,450	\$ 48,168	\$ 14,450	\$ 62,618
Food Manager 1	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
Gard/Nurs Spec 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Gard/Nurs Spec 5	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Investigator 2	3.0	3.0	\$ 51,864	\$ 15,559	\$ 155,592	\$ 46,678	\$ 202,270
Investigator 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
ITS 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Locksmith	1.0	1.0	\$ 44,136	\$ 13,241	\$ 44,136	\$ 13,241	\$ 57,377
Maint Mech 4	3.0	3.0	\$ 57,972	\$ 17,392	\$ 173,916	\$ 52,175	\$ 226,091
OA3	2.0	2.0	\$ 33,888	\$ 10,166	\$ 67,776	\$ 20,333	\$ 88,109
Painter Supv	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

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Plant Manager (WMS)	1.0	1.0	\$ 76,824	\$ 23,047	\$ 76,824	\$ 23,047	\$ 99,871
Plant Manager 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
Plumber/Plum/Pip/Stft Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Rec Athletic Spec 3	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
Rec Athletic Spec 4	0.0	0.0	\$ 51,864	\$ 15,559	\$ -	\$ -	\$ -
Safety Officer	1.0	1.0	\$ 57,240	\$ 17,172	\$ 57,240	\$ 17,172	\$ 74,412
Stationary Engineer 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Stationary Engineer 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Superintendent	1.0	1.0	\$ 99,336	\$ 29,801	\$ 99,336	\$ 29,801	\$ 129,137
Truck Driver 2		0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 3	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546
NON CUSTODY TOTAL	115.0	115.0	\$ 1,814,892	\$ 544,468	\$ 5,915,232	\$ 1,774,570	\$ 7,689,802

Health Services

CLINIC/MEDICAL TECH 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Mental Health	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Nursing	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Primary Medical Care	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
CORR HLTH CR SP 2	3.0	3.0	\$ 88,200	\$ 26,460	\$ 264,600	\$ 79,380	\$ 343,980
CORR MEN HLTH CN 3	1.0	1.0	\$ 49,368	\$ 14,810	\$ 49,368	\$ 14,810	\$ 64,178
DENTAL ASSISTANT 2	4.0	4.0	\$ 50,004	\$ 15,001	\$ 200,016	\$ 60,005	\$ 260,021
DENTAL HYGIENIST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
DENTIST 2	2.0	2.0	\$ 111,468	\$ 33,440	\$ 222,936	\$ 66,881	\$ 289,817
FORMS & RECORDS ANALYST 2	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
HCM 1	1.0	1.0	\$ 84,024	\$ 25,207	\$ 84,024	\$ 25,207	\$ 109,231
HCM 2	1.0	1.0	\$ 86,004	\$ 25,801	\$ 86,004	\$ 25,801	\$ 111,805
IMAGE TECH 1	1.0	1.0	\$ 48,792	\$ 14,638	\$ 48,792	\$ 14,638	\$ 63,430
LAB TECH 2	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
LPN 2	7.0	7.0	\$ 43,116	\$ 12,935	\$ 301,812	\$ 90,544	\$ 392,356
LPN 4	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
MEDICAL ASST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

MASON

MEDICAL TRANS 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NURSE ASSISTANT	3.0	3.0	\$ 34,692	\$ 10,408	\$ 104,076	\$ 31,223	\$ 135,299	
OFFICE SUPPORT SUP 1	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546	
OFFICE ASSISTANT 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
OFFICE ASSISTANT 3	7.0	7.0	\$ 33,888	\$ 10,166	\$ 237,216	\$ 71,165	\$ 308,381	
PHARMACIST 2	1.0	1.0	\$ 90,432	\$ 27,130	\$ 90,432	\$ 27,130	\$ 117,562	
PHARMACIST CLINICAL	1.0	1.0	\$ 103,524	\$ 31,057	\$ 103,524	\$ 31,057	\$ 134,581	
PHARMACY LEAD	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PHARMACY TECH	3.0	3.0	\$ 50,004	\$ 15,001	\$ 150,012	\$ 45,004	\$ 195,016	
PHYSICIAN 3	3.0	3.0	\$ 178,272	\$ 53,482	\$ 534,816	\$ 160,445	\$ 695,261	
PSYCH ASSOCIATE	6.0	6.0	\$ 59,400	\$ 17,820	\$ 356,400	\$ 106,920	\$ 463,320	
PSYCH SOCIAL WORKER 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PSYCHIATRIST 4	2.0	2.0	\$ 163,536	\$ 49,061	\$ 327,072	\$ 98,122	\$ 425,194	
PSYCHOLOGIST 3 (Not Licensed)	2.0	2.0	\$ 64,008	\$ 19,202	\$ 128,016	\$ 38,405	\$ 166,421	
PSYCHOLOGIST 4 (Licensed)	2.0	2.0	\$ 81,936	\$ 24,581	\$ 163,872	\$ 49,162	\$ 213,034	
REG NURSE 2	15.0	15.0	\$ 77,364	\$ 23,209	\$ 1,160,460	\$ 348,138	\$ 1,508,598	
REG NURSE 3	3.0	3.0	\$ 85,332	\$ 25,600	\$ 255,996	\$ 76,799	\$ 332,795	
SECRETARY SR	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
SECRETARY SUP	1.0	1.0	\$ 41,508	\$ 12,452	\$ 41,508	\$ 12,452	\$ 53,960	
HEALTH SERVICES TOTAL	73.0	73.0	\$ 1,800,144	\$ 540,043	\$ 5,086,224	\$ 1,525,867	\$ 6,612,091	
Staffing Costs	468.0	468.0	\$ 4,563,648	\$ 1,369,094	\$ 24,039,900	\$ 7,211,970	\$ 31,251,870	
Staffing Goods/Services							\$ 1,638,000	
DVC Cost							\$ -	
Offender Programming							\$ 720,345	
TOTAL W. REC. CENTER	468.0						\$ 33,610,215	

Another major operating cost will be the utility and goods and services costs. The following table shows the anticipated operating costs for the new Reception Center.

9/27/2011

Items	Bremerton	Mason Co.	Thurston Co.
Staffing Costs	\$ 31,320,151	\$ 31,251,870	\$ 31,546,242
Staffing Number	469	468	472
Staffing Goods/Services	\$ 1,641,500	\$ 1,638,000	\$ 1,652,000
Offender Programming	\$ 720,345	\$ 720,345	\$ 720,345
0-6 mo. Population	240	240	240
TOTAL WDOC WRC Costs	\$ 33,681,996	\$ 33,610,215	\$ 33,918,587
Annual Utility Costs	\$ 1,249,450	\$ 1,059,854	\$ 1,880,048
TOTAL Overall WRC Costs	\$ 34,931,446	\$ 34,670,069	\$ 35,798,635

Offender cost per day based on 1120 ADP

	\$ 85.45	\$ 84.81	\$ 87.57
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This identifies an offender cost per day of \$ 84.81. This is a lower offender cost per day than current operations at WCC which is \$ 88.38 due to the reduced staff and utility costs.

The following table shows the offender cost per day of the other state institutions. The new Reception Center offender cost per day is below the major institutions, but above the costs of the medium and minimum camps.

9/27/2011

Majors	Expenditures	Population	Offender per day
AHCC	\$57,336,636	2,172	\$72.32
MCC	\$107,113,783	2,483	\$118.19
WSP	\$99,239,842	2,305	\$117.96
CRCC	\$56,906,662	2,231	\$69.88
CBCC	\$32,523,480	895	\$99.56
WCC	\$54,291,790	1,683	\$88.38
SCCC	\$49,535,579	1,957	\$69.35
Total	\$456,947,772	13,726	\$91.21
Minimums			
CCCC	\$11,135,680	474	\$64.36
LCC	\$7,962,613	318	\$68.60
OCC	\$9,790,009	376	\$71.33
Total	\$28,888,302	1,168	\$67.76
Total Male Pop	\$485,836,074	14,894	\$89.37

When one views the gross, overall costs of the current WCC to the new WRC (\$35 mil./\$54 mil.), the new facility provides a 35% savings to the current facility.

The new Reception Center will be a very unique institution in comparison to the other state correctional facilities, due to its short duration of stay, intense classification processes and compactness of campus. It is somewhat difficult to make direct comparisons because shortfalls already exist so an ideal compared to an actual already starts with a disadvantage. The cost savings comparison to the existing WCC is as follows:

Staffing Savings –

WCC staff that can be attributed to the Reception Center	535
New Reception Center has a total projected staff of	469
Staff savings at new Reception Center	66

Staff efficiency Savings = 66 FTEs X \$70,000 (average staff cost) = \$4,620,000.00 / Year

Utility Savings –

WCC budgeted yearly utility costs	\$1,357,431.00
New Reception Center utility costs	\$1,059,854.00
Utility Savings at new Reception Center	\$297,577.00 / Year

Benefits resulting from this project regardless of where they occur in the system should also be accrued to this project. There will be several operational efficiencies that will occur in the DOC system when the new Reception Center comes on line.

Once the reception process is relocated then WCC can be converted back to its original purpose as a general population facility. This facility will allow DOC to meet its forecasted population increases and the beds can be more efficiently operated when converted to medium or less housing from the close custody staffing that exists today. Such change in use could lower the offender per day cost to \$70/day average for medium custody from the WCC current cost of \$88.38/day average. This could be as much as \$10,000,000 saving per year.

These beds would be immediately available once the reception process is relocated and could be utilized to control bed capacity and the use of the Reception Center as a 'waiting room' for bed availability.

Another benefit of the relocation of the reception center from WCC is that it would open up WCC as another medical facility for the general population on the west side of the state.

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- 8.2 Typical Plans
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- 8.3 Bremerton Site Option
 - 8.3.1 Bremerton Building Plan
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- 8.4 Mason County Site Option
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- 8.5 Thurston County Site Option
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8.1 Introduction

After an exhaustive selection process three sites were selected as the best fit for the new reception center. These sites were in Bremerton, Mason County, and Thurston County. Each site has at least 50 acres of useable area for siting the facility. The facility itself will consist of a single 356,000 sf building that will house and serve 1024 offenders who are being assessed and transferred to other WDOC facilities within the State. Smaller service buildings may be included at some sites. Three levels of housing and provided in the facility: Four units of Medium Housing consisting of 184 offenders each; two units of Close Custody Housing consisting of 144 beds each and one unit of Segregation Housing consisting of 64 beds.

BUILDING CONFIGURATIONS

For the Bremerton and Mason County sites, the building is envisioned to be single, rectangular configuration based on a single 12' wide corridor that runs the length of the building. The corridor will provide easy, clear direction to building components. It also divides it into two discrete portions. One side will serve the housing functions including the eating and other offender activities. The other side will be for support and service activities such as kitchen, laundry, intake, healthcare, and the like. A security line consisting of interior walls will separate the required secure spaces from the non-secure, public side.

The Thurston County site has a limited area bounded by existing site conditions that will be discussed later in this introduction. To meet these constraints, the facility may be configured as an "L" shaped building. The basic shape still locates the housing and service spaces to one side of the single service corridor and offender housing to other side.

For all sites, the building layout matches the typical processing steps that the offenders would flow through the building in an intake/receiving/transfer activities. First area would be the intake area, then to Healthcare and finally to the housing unit. The classification, evaluation and screening of offenders occur while the offender is in the housing unit.

SITE CONDITIONS

Two sites of the three are raw land with no built structures with underdeveloped, raw forest land. Those two sites are at Bremerton and Mason County. Both sites have existing wetlands that will require setbacks from wetland buffers. In the case of Bremerton, the wetlands will need to be relocated to allow for an efficient, consolidated building site. In both cases, the site access will be at a single point of entry and egress from an adjoining access road.

For the Bremerton site, there are two more constraints that will need to be planned for on the site layout. One is the overhead flight path of the planes flying into and out of

the adjacent Port of Bremerton's airport. The building will be located in such a way as to avoid the most stringent restricted zones for aircraft safety. The local airport authority has accepted the current building location. It should be noted that other potential nearby sites were exhaustively examined to move further from the flight path. No other suitable location was found given on-site conditions such as wetlands, poor road access, or costly grading required.

Another constraint is the proposed Belfair Bypass road work planned by the Washington DOT. The work will require road widening along Lake Flora Road and SR-3. A proposed overpass installed at the intersections of Lake Flora Road and SR-3. Currently, the site access and site layout will not be impacted by proposed work but the work may limit access to the western portion of the land parcel.

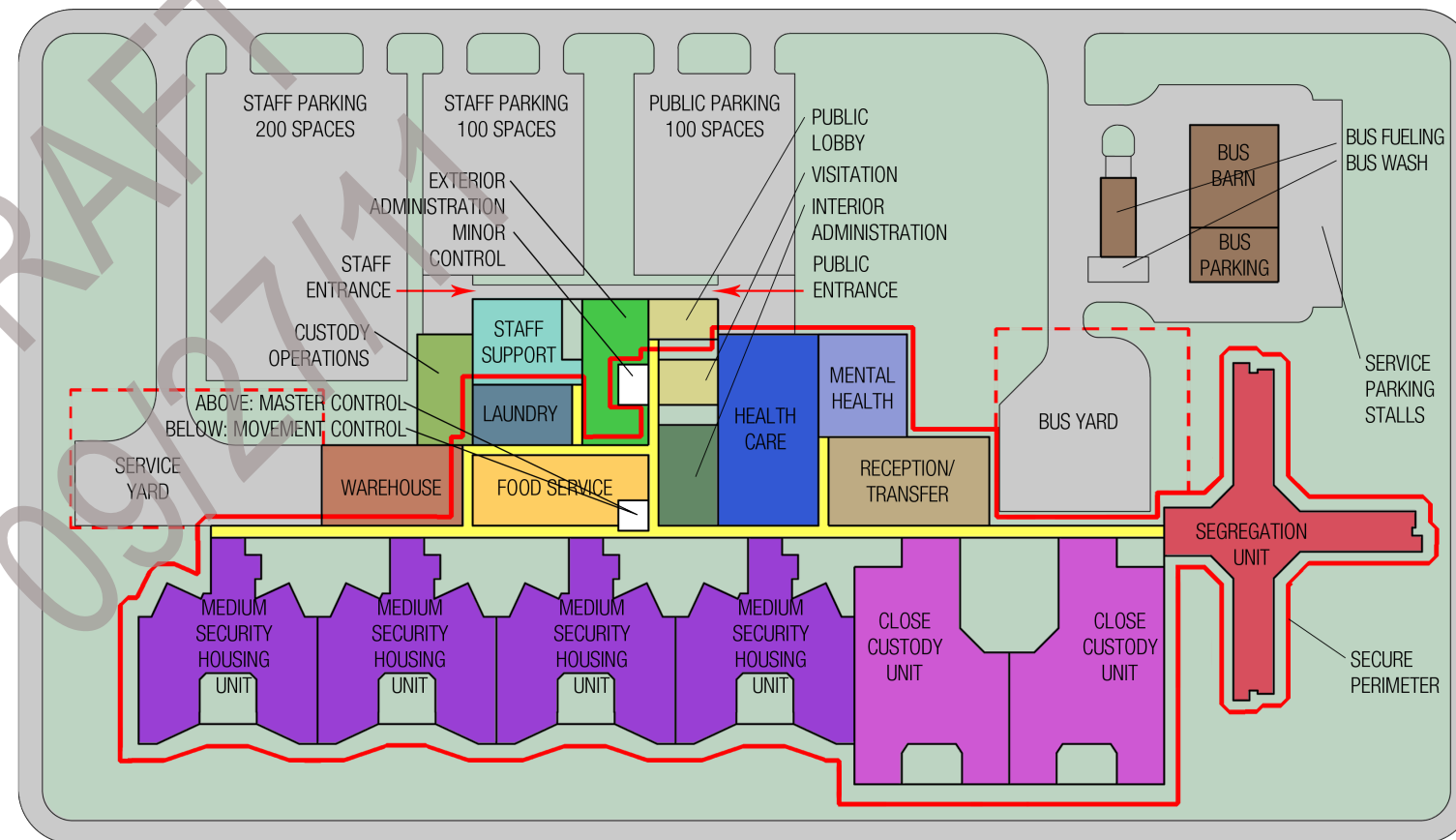
The Thurston County site is an existing juvenile rehabilitation facility for Washington State Department of Social and Health Services. The existing building have been mothballed and due to the state's effort to reduce spending in the current economic downturn. None of the existing detention housing is suitable for WDOC reception beds due to size, dayroom and cell configurations, and lessened security level construction. There are four buildings that could be reused for the Reception Center. The site is also limited by having a building and potentially the accompanying access drive that is on the National Historic Register.

The proposed building site is to be on the eastern side of the current Maple Lane Campus. The location will require the removal of four existing juvenile housing units. Some existing buildings will be repurposed for the reception center program space. The laundry and kitchen functions will be in the current Multi-Services Building where a current kitchen resides. A double row of security fencing will be added for the security classifications of offenders needed for Kitchen and Laundry staff. Other current buildings to be repurposed are Commissary, Maintenance and Voc Ed. Classrooms. These will be used for Warehouse or Maintenance purposes and can exist outside the secure perimeter.

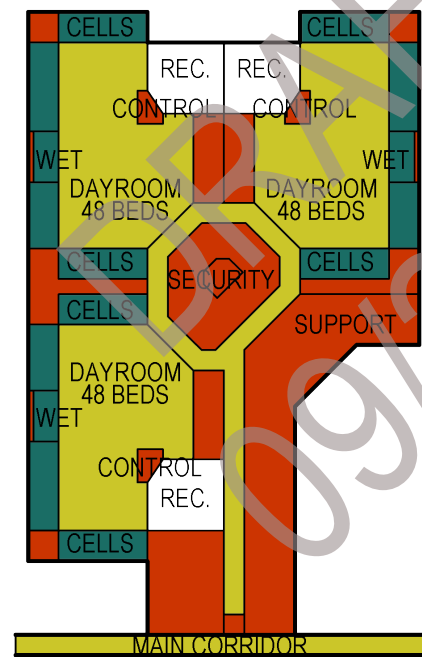
The Thurston County site is also constrained by the occurrence of nearby stream called Prairie Creek that traverses the site along the southern and eastern edge of the buildable area. The local jurisdiction will require a 100 ft buffer from the stream and perhaps 200 ft from associated wetlands.

8.1 Building Plans

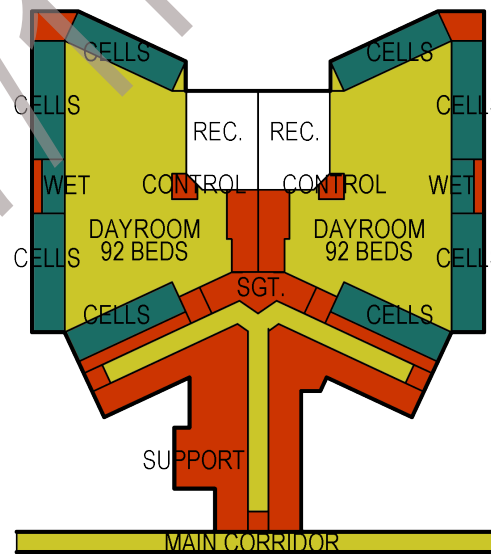
8.1.1 Typical Building Plan



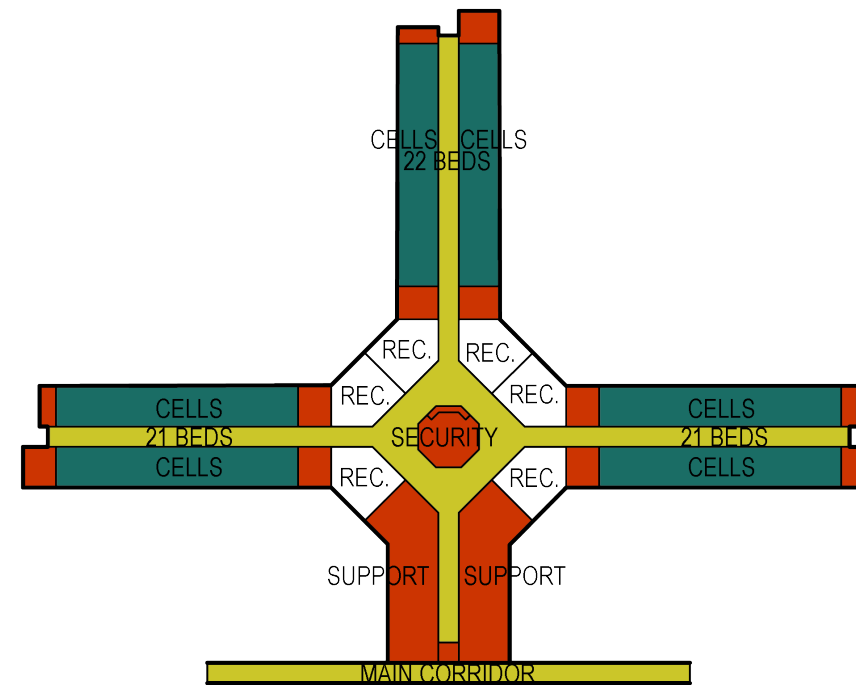
8.1.2 Typical Housing Plans



CLOSE CUSTODY



MEDIUM SECURITY

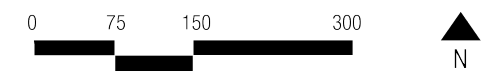
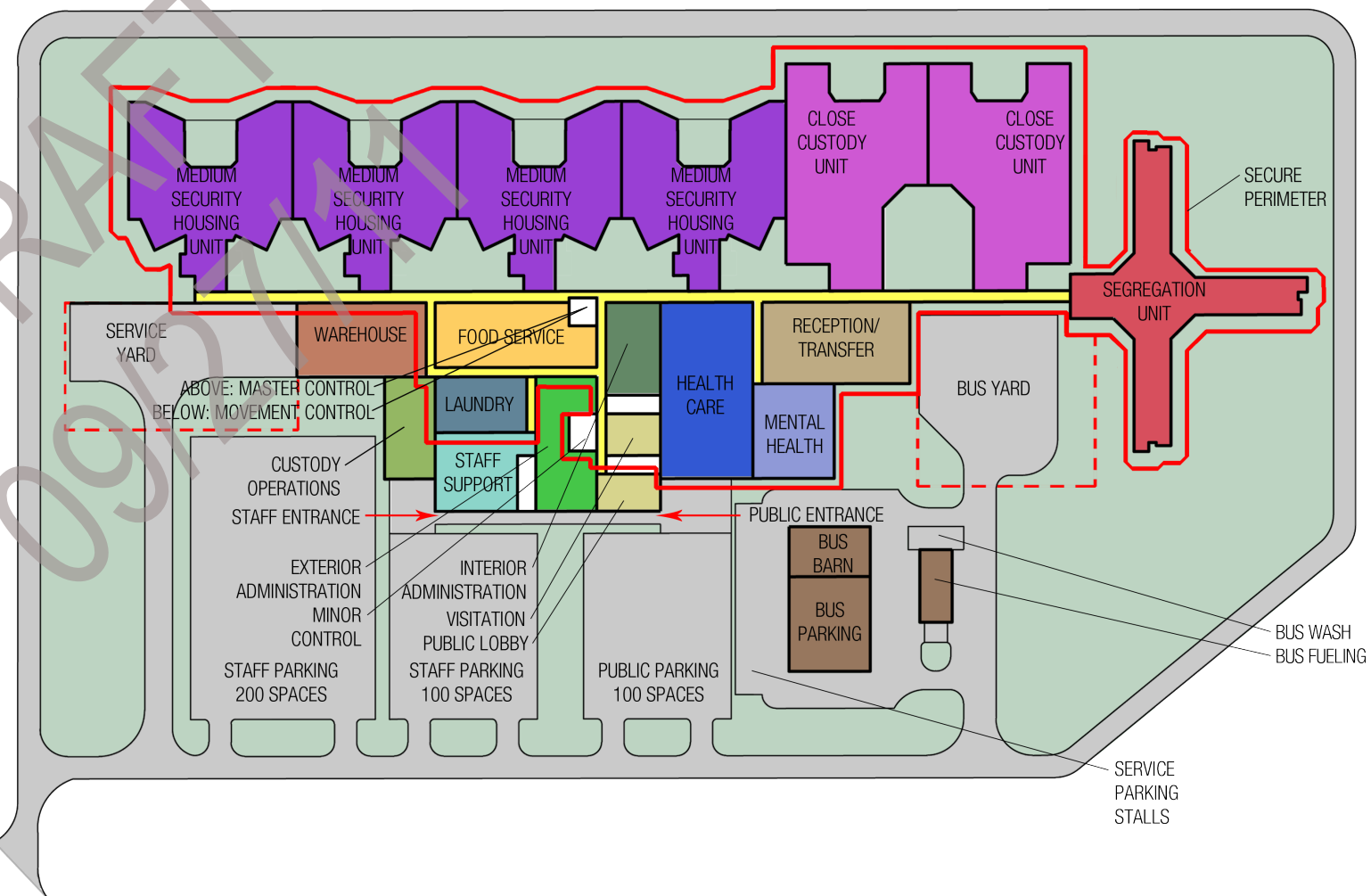


SEGREGATION



8.2. Bremerton Site Option

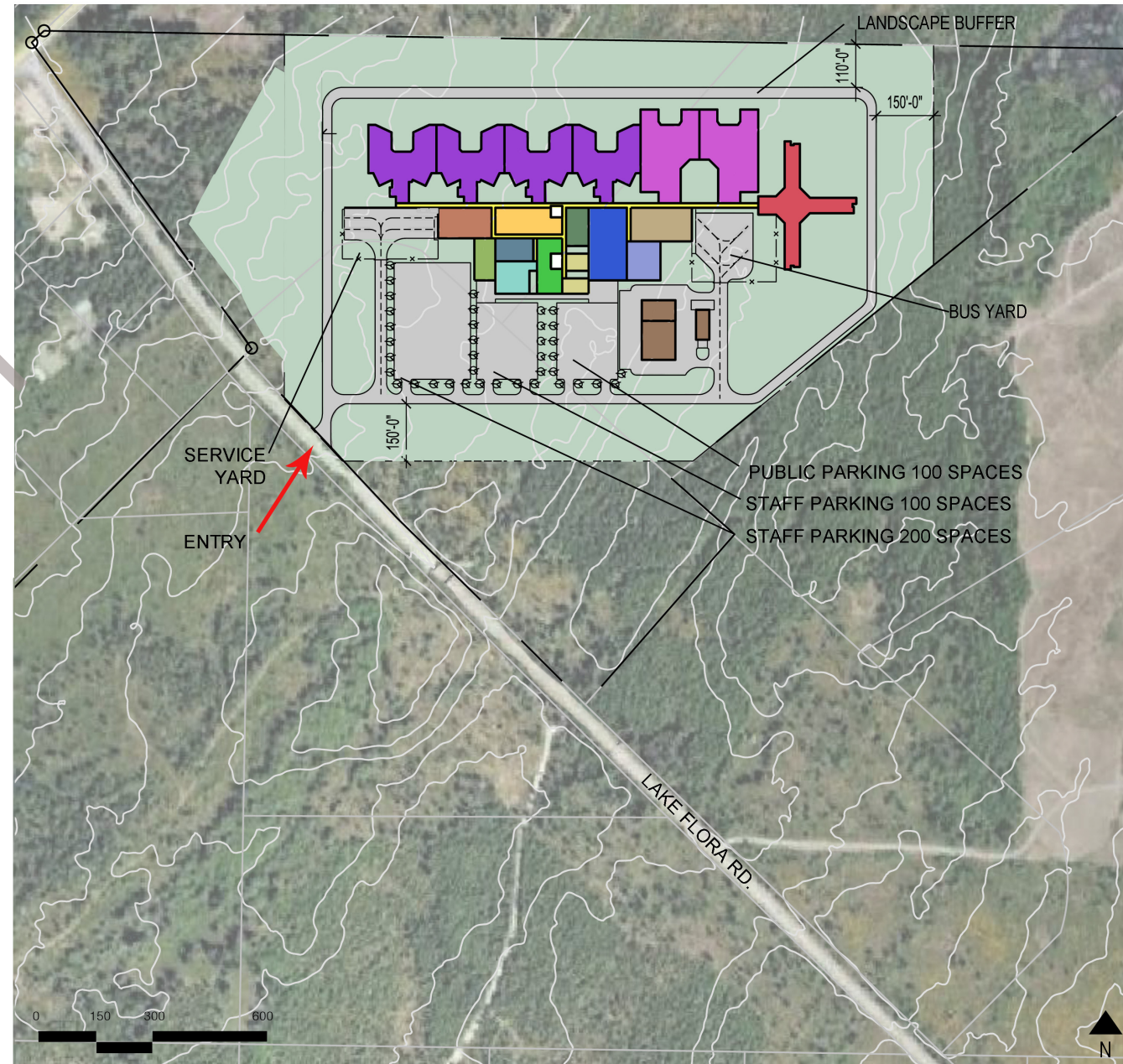
8.2.1 Bremerton Building Plan



8.2.2 Bremerton Site Plan

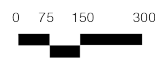
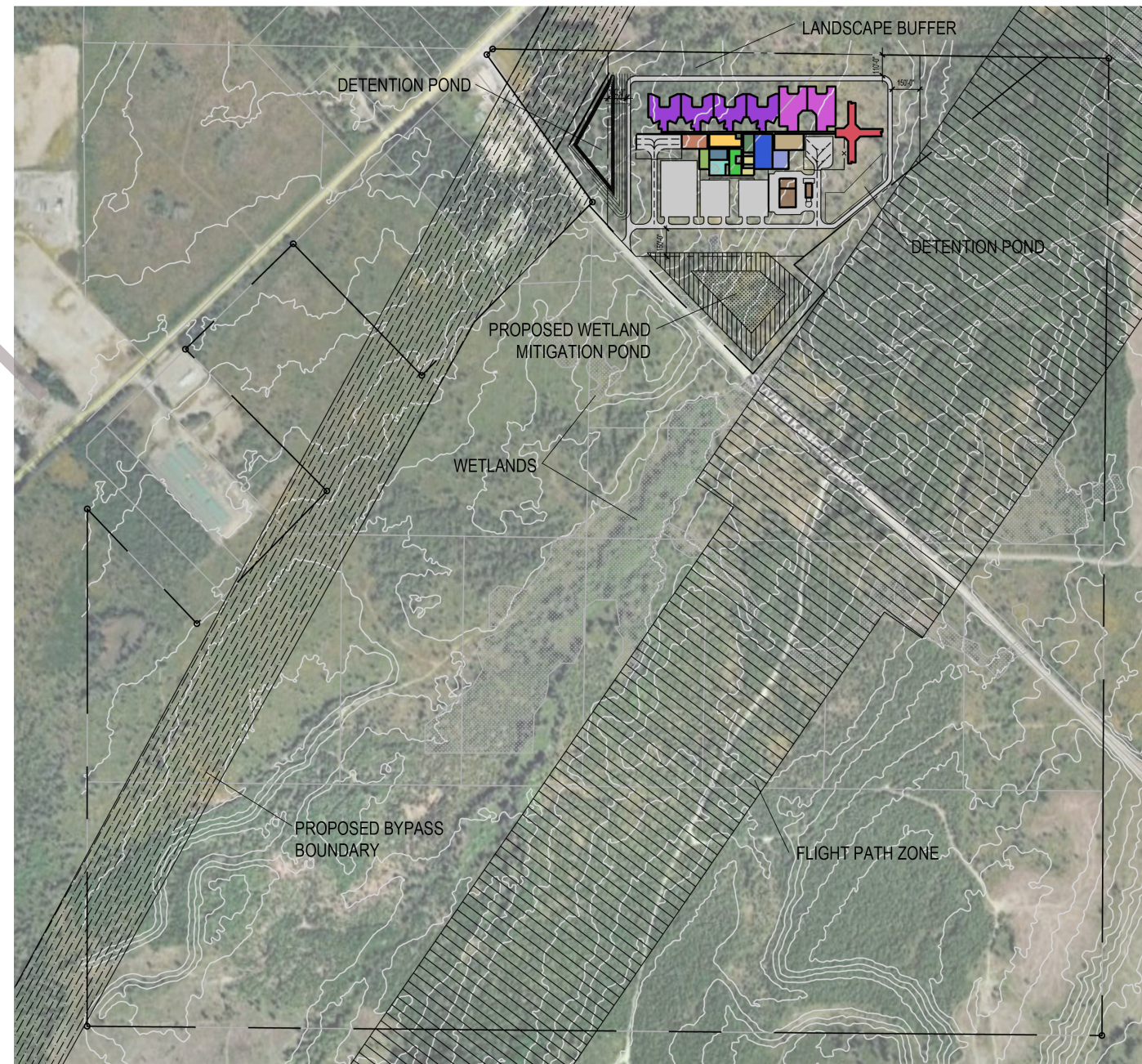
WESTSIDE PRISON RECEPTION CENTER
BREMERTON SITE

- SEGREGATION UNIT
- CLOSE CUSTODY UNIT
- MEDIUM SECURITY HOUSING UNIT
- RECEPTION / TRANSFER
- MENTAL HEALTH
- HEALTH CARE
- INTERIOR ADMINISTRATION
- PUBLIC LOBBY
- FOOD SERVICE
- LAUNDRY
- EXTERIOR ADMINISTRATION
- STAFF SUPPORT
- CUSTODY OPERATIONS
- WAREHOUSE
- CONTROL UNITS
- BUS BARN WITH FUELING STATION

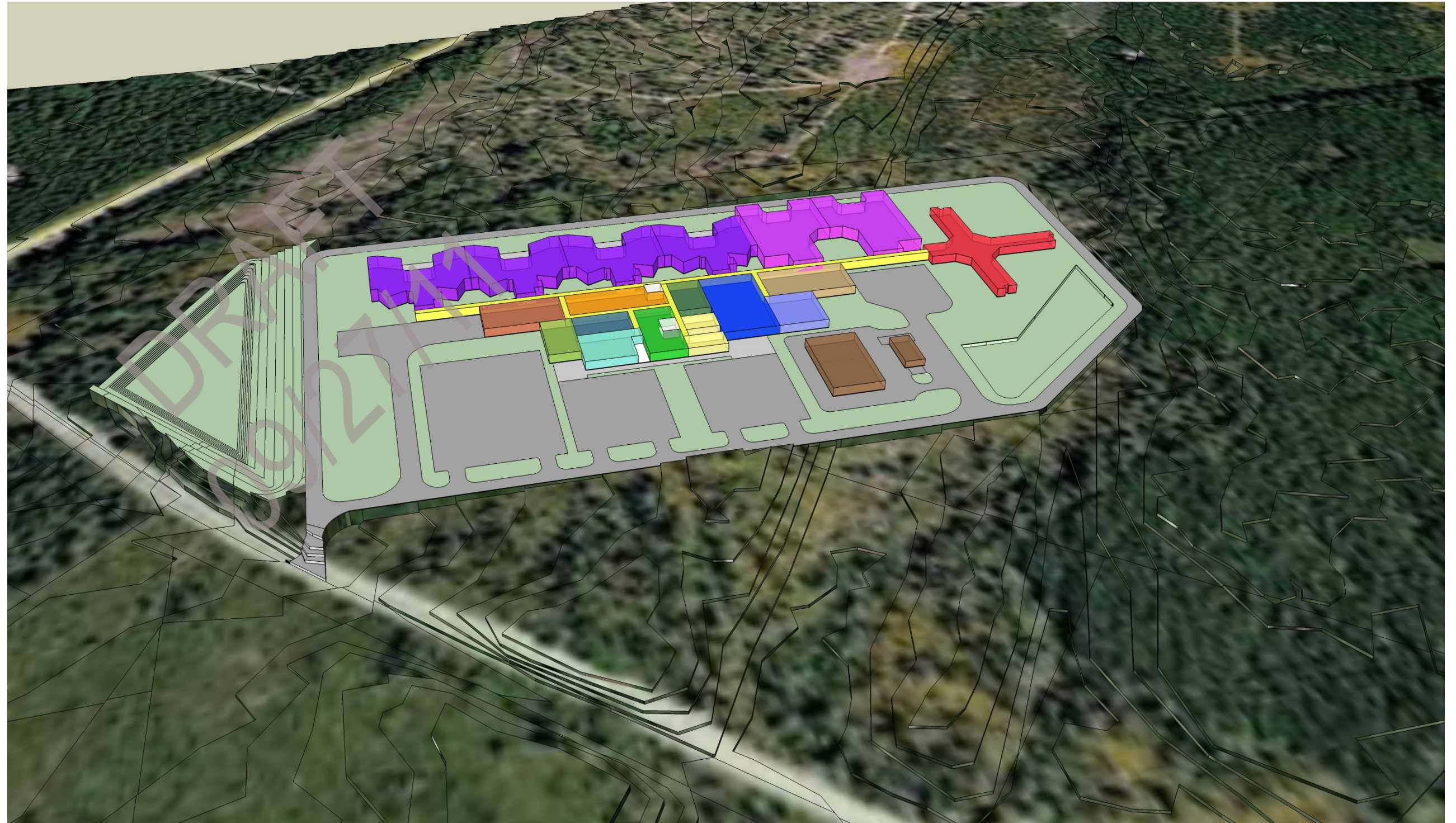


8.2.3 Bremerton Site Constraint Plan

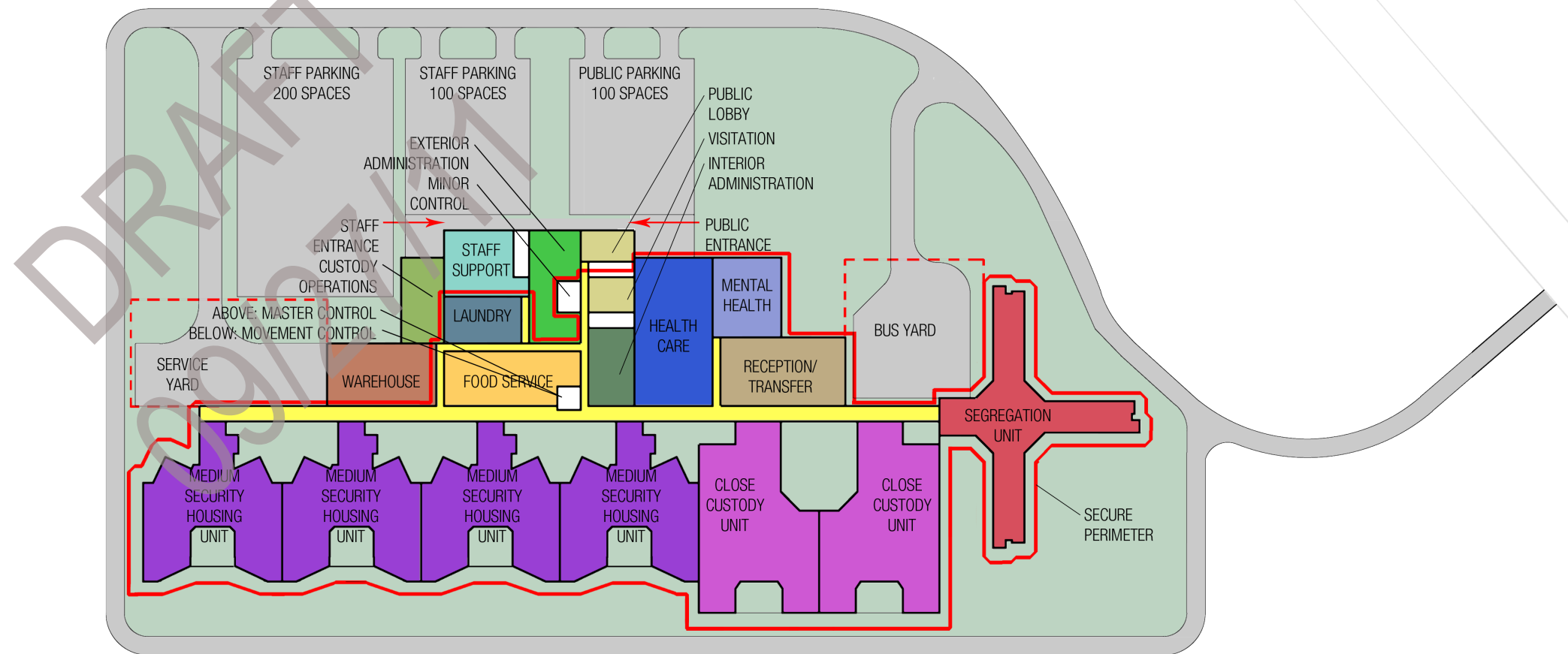
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8.2.4 Bremerton Building Volume



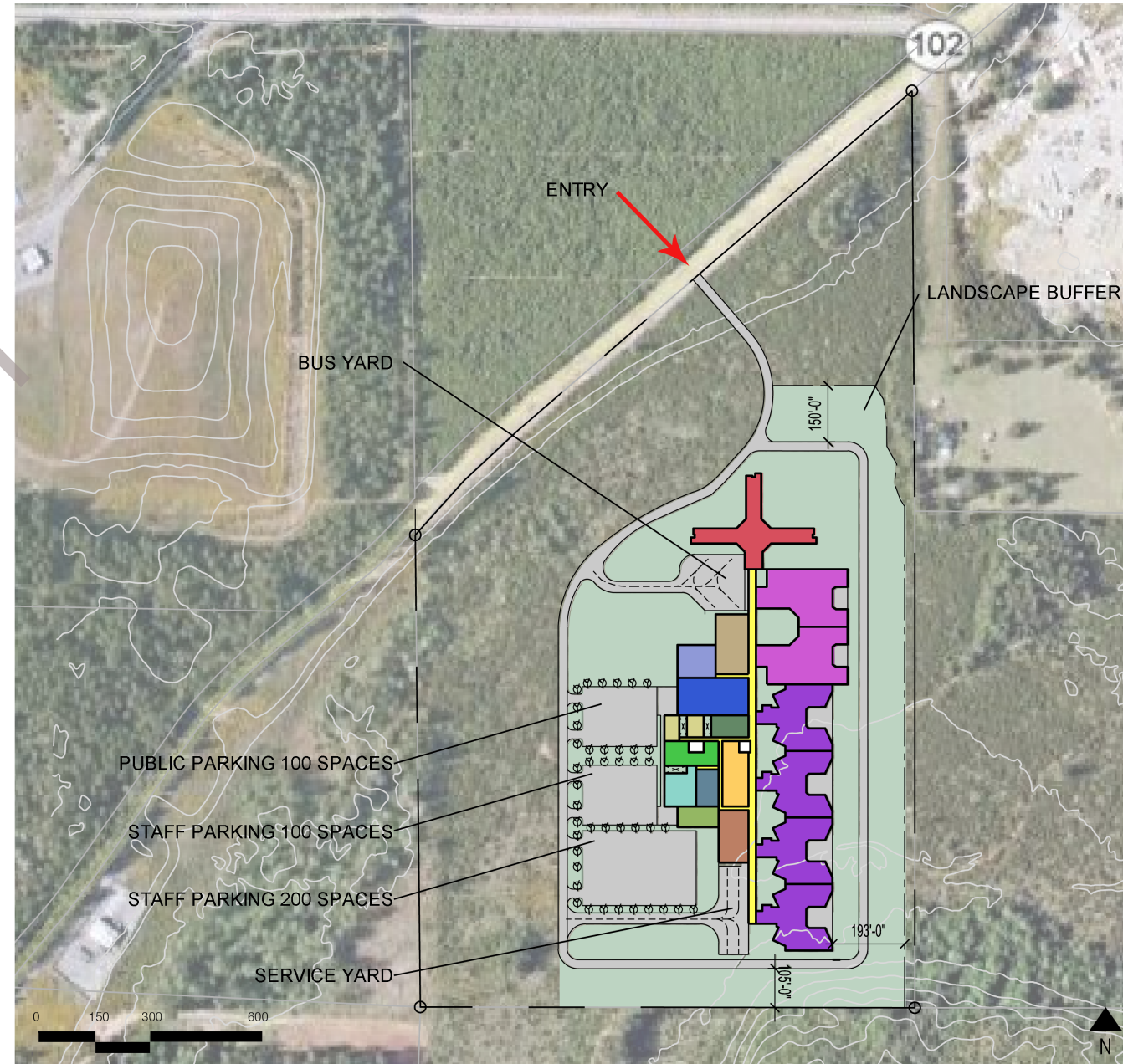
8.3.1 Mason County Building Plan



8.3.2 Mason County Site Plan

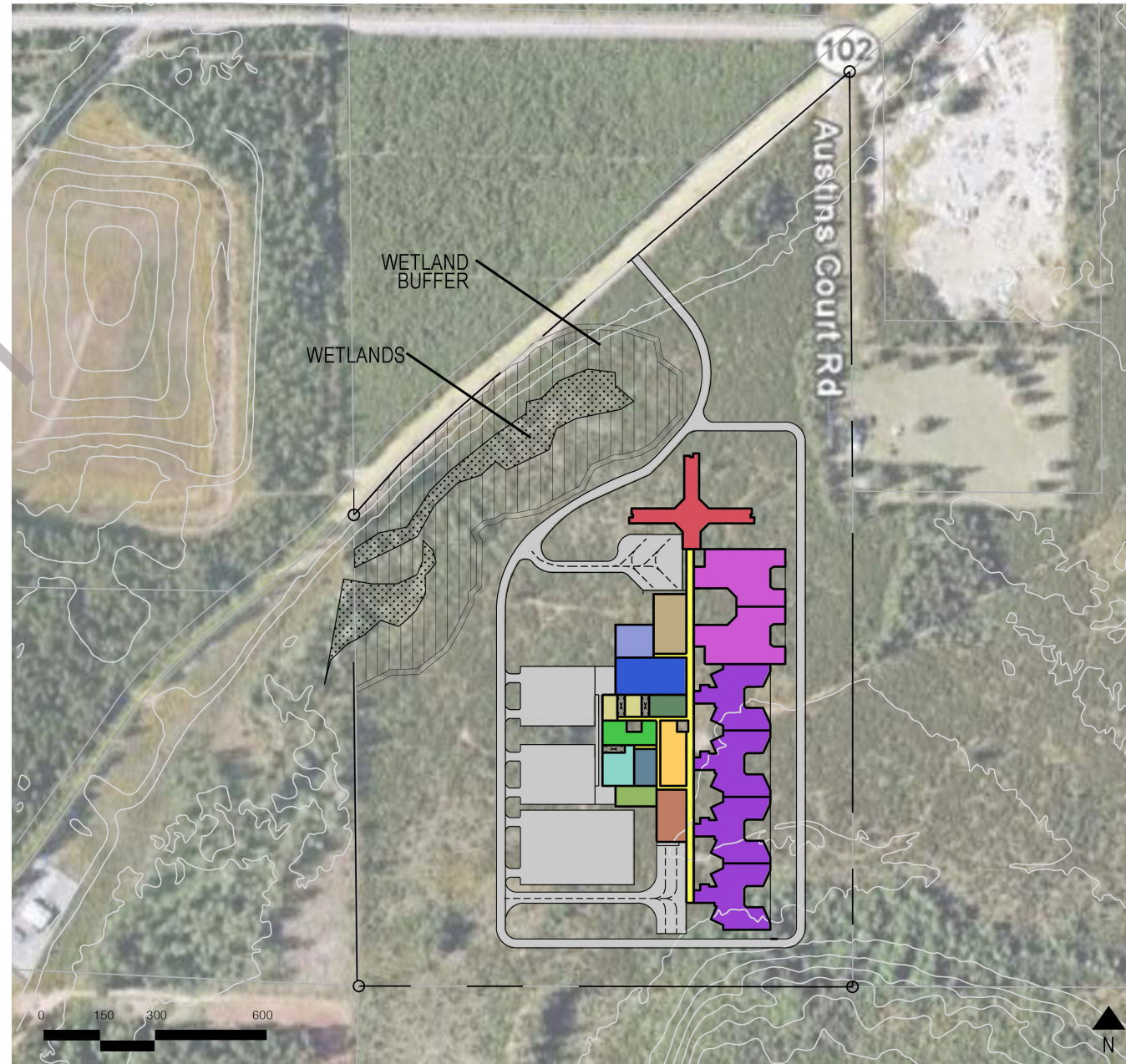
WESTSIDE PRISON RECEPTION CENTER
MASON COUNTY SITE

- SEGREGATION UNIT
- CLOSE CUSTODY UNIT
- MEDIUM SECURITY HOUSING UNIT
- RECEPTION / TRANSFER
- MENTAL HEALTH
- HEALTH CARE
- INTERIOR ADMINISTRATION
- PUBLIC LOBBY
- FOOD SERVICE
- LAUNDRY
- EXTERIOR ADMINISTRATION
- STAFF SUPPORT
- CUSTODY OPERATIONS
- WAREHOUSE
- CONTROL UNITS

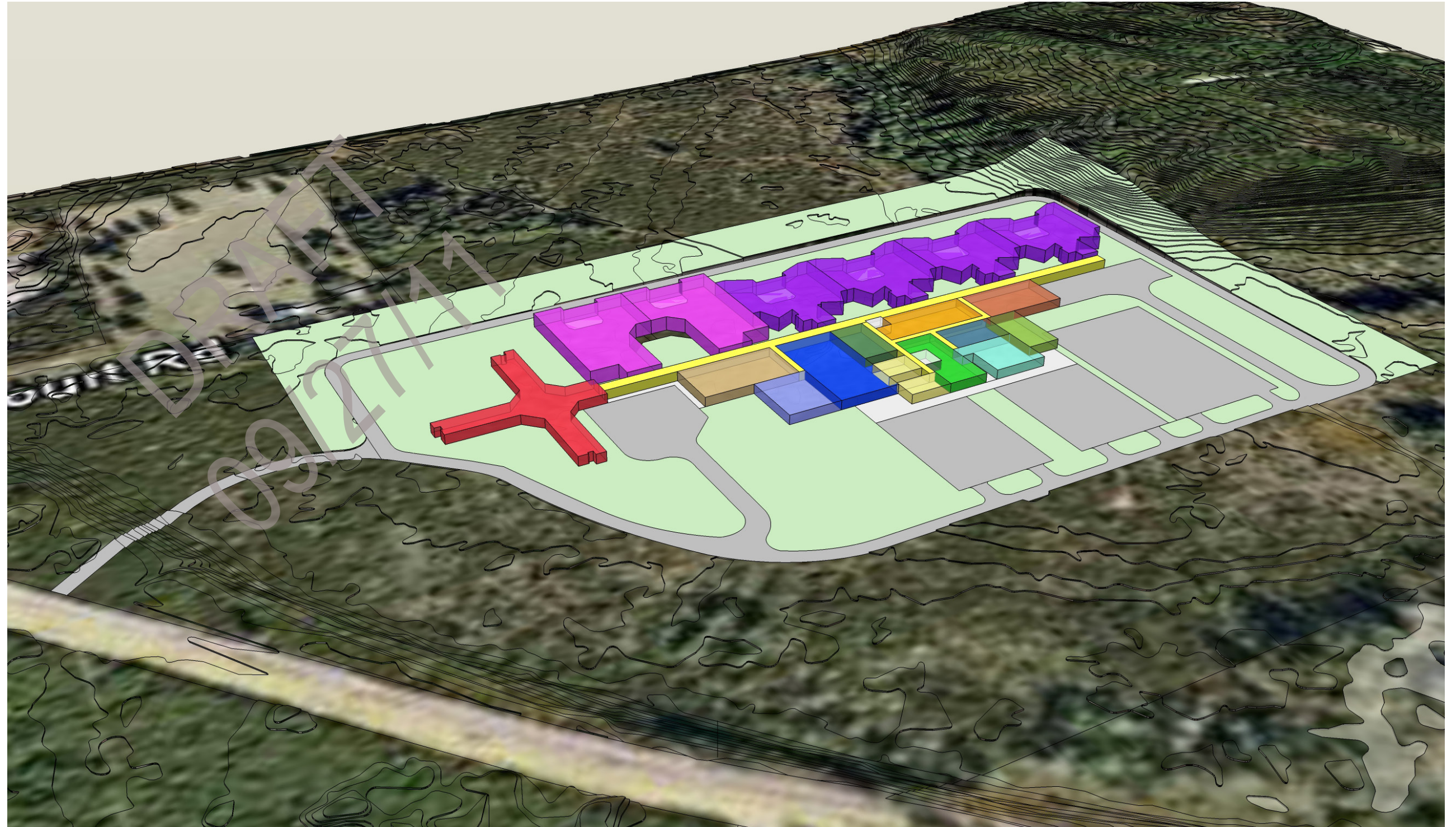


8.3.3 Mason County Site Constraint Plan

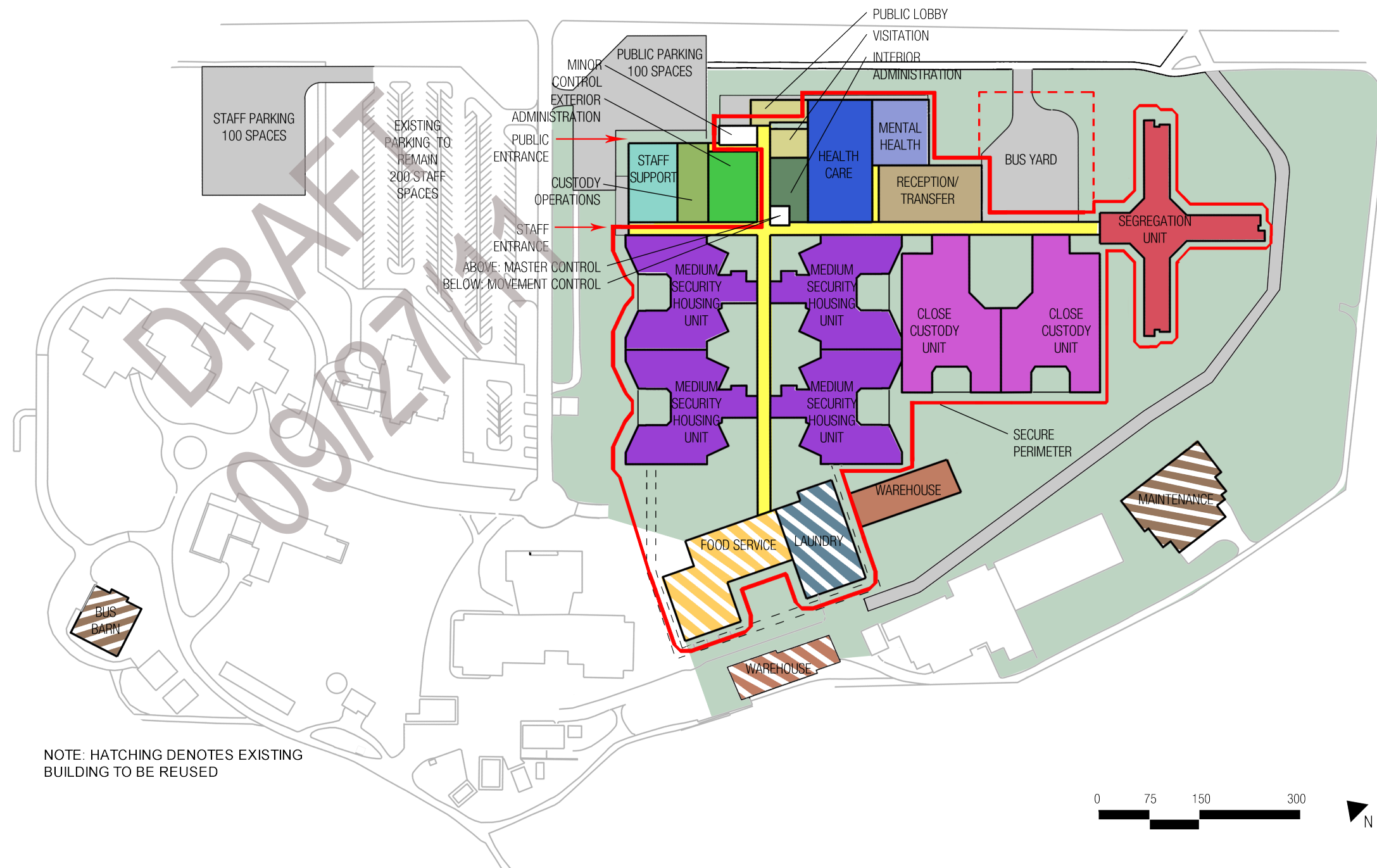
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8.3.4 Mason County Building Volume



8.4.1 Thurston County Building Plan



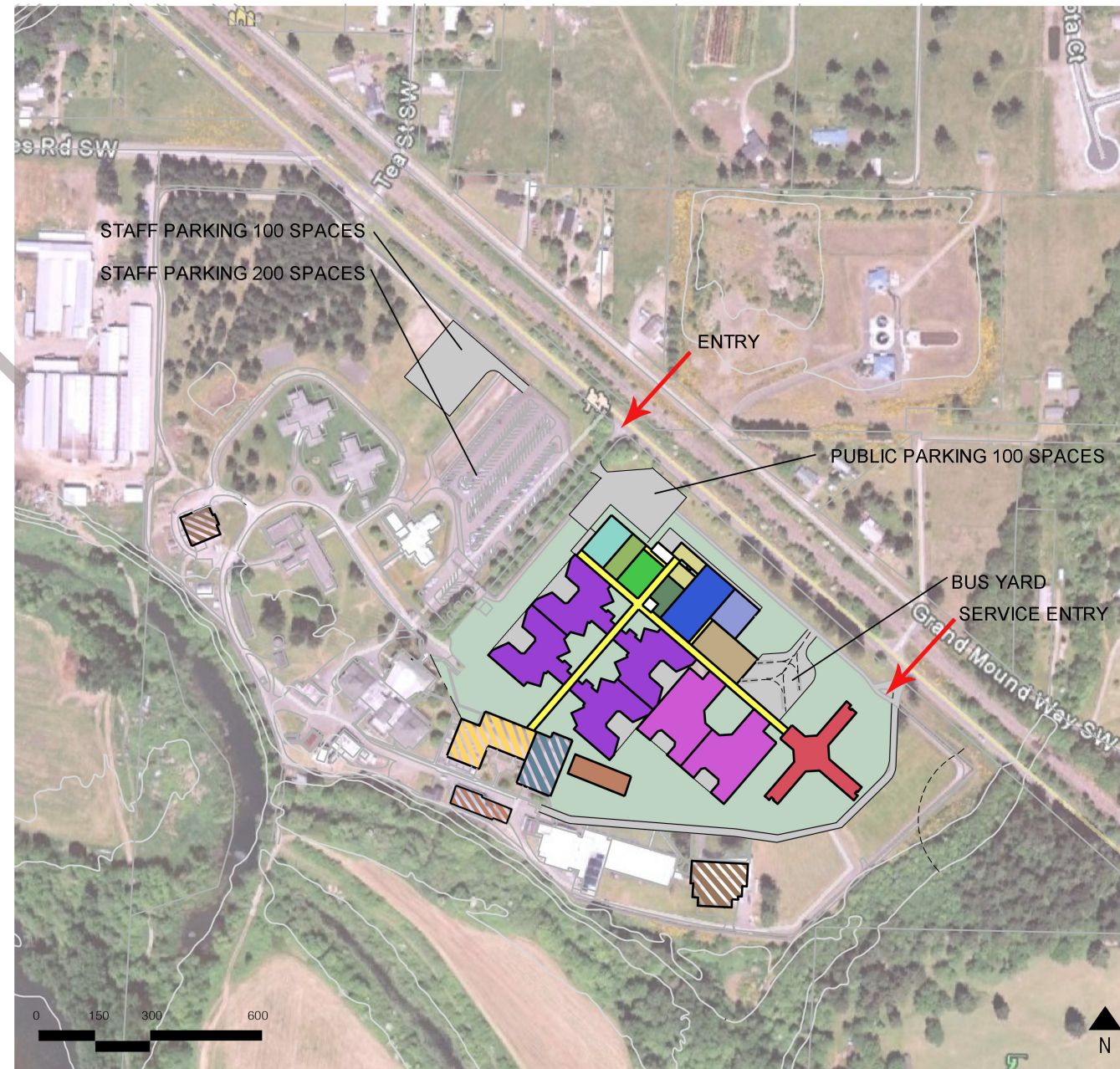
NOTE: HATCHING DENOTES EXISTING BUILDING TO BE REUSED

8.4.2 Thurston County Site Plan

WESTSIDE PRISON RECEPTION CENTER
THURSTON COUNTY SITE

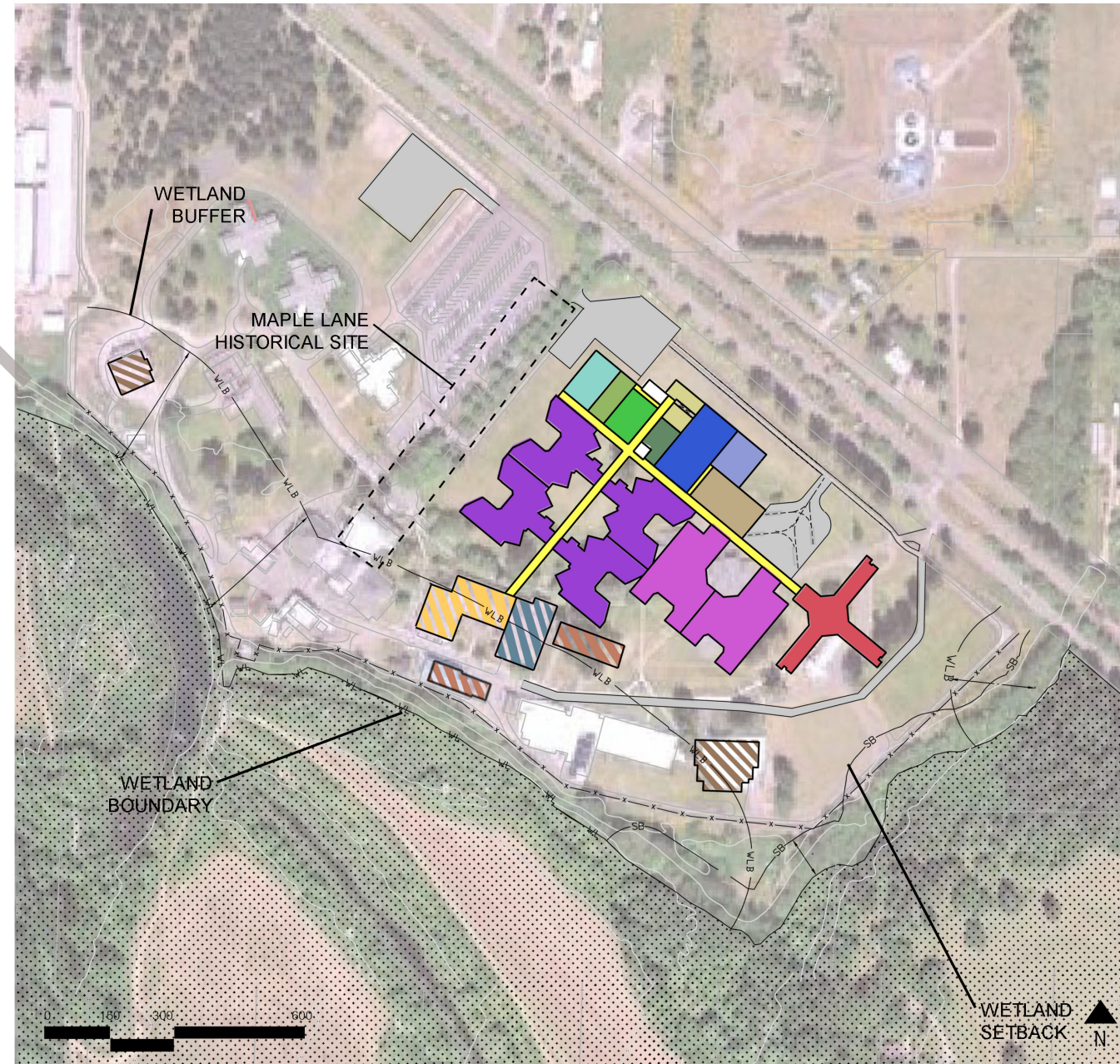
- SEGREGATION UNIT
- CLOSE CUSTODY UNIT
- MEDIUM SECURITY HOUSING UNIT
- RECEPTION / TRANSFER
- MENTAL HEALTH
- HEALTH CARE
- INTERIOR ADMINISTRATION
- PUBLIC LOBBY
- FOOD SERVICE
- LAUNDRY
- EXTERIOR ADMINISTRATION
- STAFF SUPPORT
- CUSTODY OPERATIONS
- WAREHOUSE
- CONTROL UNITS
- BUS BARN

NOTE: HATCHING DENOTES EXISTING BUILDING TO BE REUSED



8.4.3 Thurston County Site Constraint Plan

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8.4.4 Thurston County Building Volume



- 9.1 Pre-Design Checklist
- 9.2 Project Budget Unit Cost Detail
- 9.3 Sustainable Design Summary
- 9.4 Washington Department of Corrections Planning Documents
 - 9.4.1 Master Plan
 - 9.4.2 10-Year Plan
- 9.5 Site Selection Information
 - 9.5.1 Site Evaluation Criteria
 - 9.5.2 Site Selection Matrix
 - 9.5.3 Site Selection Evaluations
- 9.6 Operational Budget Supporting Information

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appendix section 9.1

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9.1 Pre-Design Checklist

APPENDIX A

PREDESIGN CHECKLIST

PREDESIGN CHECKLIST

The predesign checklist should be completed by the agency and submitted to OFM with the predesign.

Are the following in the predesign? If not, the item should be noted “not applicable.”
Suggestion: Put boxes instead of checks. The intent is for the agency to use a checklist and check of items as they are completed.

- Executive Summary
- Project Analysis
 - Discussion of operational needs
 - Discussion of alternatives
 - Discussion of selected alternative
 - Identification of issues
 - Prior planning and history
 - Stakeholders
 - Project description
 - Implementation approach
 - Project management
 - Schedule
- Program Analysis
 - Assumptions
 - Functions and FTEs
 - Spatial relationships between the facility and site
 - Interrelationships and adjacencies of functions
 - Major equipment
 - Special systems such as environmental, information technology, etc.
 - Future needs and flexibility
 - Sustainability, energy use and greenhouse gas emission reduction
 - Applicable codes and regulations
- Site Analysis
 - Potential sites
 - Building footprint
 - Site considerations such as physical, regulatory and access issues
 - Acquisition process
- Project Budget Analysis
 - Assumptions
 - Detailed estimates
 - Funding sources
 - Project cost estimate
 - Funding methods

- Sign-off by agency
- Master Plan and Policy Coordination
 - Impacts to existing plans
 - Adherence to significant state policies
- Facility Operations and Maintenance Requirements
 - Assumptions
 - Operating costs in table form
 - Staffing plan (capital and operating)
- Project Drawings/Diagrams
 - Site plans
 - Building plans
 - Building volumes
 - Elevations
- Appendix
 - Predesign checklist
 - Project budget unit cost detail
 - Sustainable design charette summary
 - Copy of policies adopted in accordance with RCW 70.235.020 on the state's limits on the emissions of greenhouse gases
 - A letter from DAHP on the impact of potential sites on cultural resources
 - Additional information as needed



appendix section 9.2

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9.2 Project Budget Unit Cost Detail

The following spreadsheets provide in more detail the estimated costs for each site. The beginning sheets summarize the cost breakdown by building component. The back-up information for each of these numbers is shown in the following sheets of individual cost items.

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KITSAP COUNTY

WESTSIDE RECEPTION CENTER													
Bremerton Campus, WA													
Pre-Design Cost Estimate													
Integrus Architects Matson Carlson & Assoc., Estimating 9/14/2011													
KEY	UNIFORMAT	EA&SS	IA & CS	C&O	RTR&P	RECEPTXFR/RELEASE and PUBLIC SPACES	MH	CCH	SEGH	HS	FS & L	WH&M	TOTAL
		EXTERIOR ADMIN and STAFF SUPPORT	INSIDE ADMIN and CONTROL STATIONS	CUSTODY and OPERATIONS			MED SECURITY HOUSING	CLOSE CUSTODY HOUSING	SEG HOUSING	HEALTH SERVICES	FOOD SERVICE and LAUNDRY	WARE HOUSE and MAINTENANCE	
	BUILDINGS						x 4 BLDGS	x 2 BLDGS					
A10	Foundations & Slab on Grade	\$186,764	\$92,731	\$81,265	\$275,074	\$1,319,335	\$649,400	\$287,709	\$367,500	\$246,855	\$219,881	\$3,728,515	
B10	Super Structure: Floor & Roof Framing	\$190,575	\$94,624	\$82,924	\$298,994	\$1,444,570	\$790,318	\$254,882	\$375,000	\$253,934	\$224,313	\$4,010,132	
B20	Exterior Walls	\$240,040	\$0	\$238,200	\$496,384	\$3,386,732	\$1,964,960	\$705,218	\$285,600	\$247,140	\$297,600	\$7,861,874	
B30	Roofing	\$167,928	\$79,999	\$73,487	\$257,475	\$2,588,732	\$1,250,033	\$397,378	\$339,872	\$238,875	\$271,338	\$5,655,116	
C10	Interior Construction: Pins, Doors/Sp's & Cs	\$767,026	\$325,506	\$285,258	\$1,028,538	\$4,807,556	\$2,360,860	\$599,054	\$1,140,000	\$731,330	\$323,010	\$12,368,137	
C20	Stairs					\$136,400	\$94,200	\$4,500				\$235,100	
C30	Interior Finishes	\$178,378	\$75,699	\$66,339	\$287,034	\$276,160	\$126,370	\$68,040	\$300,000	\$162,518	\$71,780	\$1,613,318	
D10	Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20	Mechanical	\$978,414	\$415,214	\$331,700	\$1,311,000	\$10,292,000	\$4,564,000	\$1,245,000	\$1,746,000	\$975,000	\$652,002	\$22,510,330	
D50.1	Electrical	\$347,306	\$147,388	\$129,164	\$716,374	\$4,231,565	\$2,364,939	\$697,770	\$951,212	\$559,881	\$179,706	\$10,325,305	
D50.2	Security Electronics	\$422,761	\$179,409	\$157,226	\$260,478	\$2,163,708	\$1,172,714	\$330,174	\$345,866	\$210,463	\$109,045	\$5,351,844	
D50.3	IT: Telecommunications	\$178,380	\$75,700	\$66,340	\$239,109	\$1,257,056	\$557,440	\$132,800	\$264,080	\$121,890	\$130,854	\$3,013,649	
E10	Equipment	\$7,200	\$5,000	\$42,500	\$24,000	\$386,400	\$159,800	\$113,200	\$24,000	\$1,827,505	\$304,860	\$2,894,466	
F10	Special Construction: Pre-Cast Cells					\$6,912,000	\$3,456,000	\$895,000				\$11,264,000	
	TOTAL BUILDING RAW COST	\$3,654,772	\$1,491,270	\$1,554,403	\$5,194,459	\$39,002,214	\$19,511,093	\$5,732,725	\$6,129,130	\$5,577,390	\$2,764,388	\$90,831,784	
	General Conditions, LEED, Bond, Ins, B&O, etc	\$402,095	\$164,040	\$170,984	\$671,390	\$4,312,243	\$2,146,214	\$630,600	\$674,204	\$613,513	\$306,283	\$9,991,496	
	Overhead & Profit @ 4%	\$162,272	\$66,212	\$69,015	\$230,634	\$1,740,578	\$866,290	\$254,533	\$272,133	\$247,636	\$123,627	\$4,032,931	
	Design Contingency @ 5%	\$210,953	\$86,076	\$89,720	\$299,824	\$2,262,762	\$1,126,177	\$330,893	\$353,773	\$321,927	\$160,715	\$5,242,811	
	TOTAL COST @ BID TODAY	\$4,430,022	\$1,807,598	\$1,894,123	\$6,296,307	\$47,517,787	\$23,649,714	\$6,948,750	\$7,429,241	\$6,760,466	\$3,375,013	\$110,095,022	
	Building GSF	17,838	7,570	6,634	23,919	149,071	66,109	16,600	30,000	20,315	17,945	356,000	
	Building \$/SF	\$248	\$239	\$284	\$263	\$319	\$358	\$419	\$248	\$333	\$188	\$309	
	SITWORK												
G10	SITE PREPARATION											\$3,945,210	
G20	SITE IMPROVEMENTS											\$7,616,098	
G30	SITE UTILITIES											\$4,161,780	
	TOTAL SITE RAW COST											\$15,723,088	
	General Conditions, LEED, Bond, Ins, B&O, etc @ 11%											\$1,729,540	
	Overhead & Profit @ 4%											\$698,105	
	Design Contingency @ 10%											\$1,815,073	
	TOTAL SITE COST @ BID											\$19,965,806	
	OFF SITE IMPROVEMENTS												\$19,841,943
	STORM WATER RETENTION/DETENTION												\$0
	TOTAL MACC CONSTRUCTION COSTS												\$149,906,770
	ADDITIONAL COSTS												
E10	FURNISHINGS & EQUIPMENT												\$8,034,719

MASON COUNTY

WESTSIDE RECEPTION CENTER												
Mason County, WA Pre-Design Cost Estimate												
Integrus Architects Matson Carlson & Assoc., Estimating 9/14/2011												
KEY	UNIFORMAT	EA & SS	IA & CS	C&O	RTR&P	MH	CCH	SEGH	HS	FS & L	WH&M	TOTAL
		EXTERIOR ADMIN and STAFF SUPPORT	INSIDE ADMIN and CONTROL STATIONS	CUSTODY and OPERATIONS	RECEPTX/RI/RELEASE and PUBLIC SPACES	MED SECURITY HOUSING	CLOSE CUSTODY HOUSING	SEG HOUSING	HEALTH SERVICES	FOOD SERVICE and LAUNDRY	WARE HOUSE and MAINTENANCE	
	BUILDINGS					x 4 BLDGS	x 2 BLDGS					
A10	Foundations & Slab on Grade	\$186,764	\$92,731	\$81,265	\$275,074	\$1,319,335	\$649,400	\$287,709	\$367,500	\$248,855	\$219,881	\$3,728,515
B10	Super Structure: Floor & Roof Framing	\$190,575	\$94,624	\$82,924	\$298,994	\$1,444,570	\$790,318	\$254,882	\$375,000	\$253,934	\$224,313	\$4,010,132
B20	Exterior Walls	\$240,040	\$0	\$238,200	\$496,384	\$3,386,732	\$1,964,960	\$705,218	\$285,600	\$247,140	\$297,600	\$7,861,874
B30	Roofing	\$157,928	\$79,999	\$73,487	\$257,475	\$2,588,732	\$1,250,033	\$397,378	\$339,872	\$238,875	\$271,338	\$5,655,116
C10	Interior Construction: Plns, Doors/Sp's & Cswrk	\$767,026	\$325,506	\$285,258	\$1,028,538	\$4,807,556	\$2,360,860	\$699,054	\$1,140,000	\$731,330	\$323,010	\$12,368,137
C20	Stairs					\$136,400	\$94,200	\$4,500				\$235,100
C30	Interior Finishes	\$178,378	\$75,699	\$66,339	\$287,084	\$276,160	\$126,370	\$69,040	\$300,000	\$162,518	\$71,780	\$1,613,318
D10	Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20	Mechanical	\$978,414	\$415,214	\$331,700	\$1,311,000	\$10,292,000	\$4,564,000	\$1,245,000	\$1,746,000	\$975,000	\$652,002	\$22,510,330
D50.1	Electrical	\$347,306	\$147,388	\$129,164	\$716,374	\$4,231,565	\$2,364,939	\$697,770	\$951,212	\$559,881	\$179,706	\$10,325,305
D50.2	Security Electronics	\$422,761	\$179,409	\$157,226	\$260,478	\$2,463,708	\$1,172,714	\$330,174	\$345,866	\$210,463	\$109,045	\$5,351,844
D50.3	IT: Telecommunications	\$178,380	\$75,700	\$66,340	\$239,109	\$1,257,056	\$557,440	\$132,800	\$254,080	\$121,890	\$130,854	\$3,013,649
E10	Equipment	\$7,200	\$5,000	\$42,500	\$24,000	\$386,400	\$159,800	\$113,200	\$24,000	\$1,827,505	\$304,860	\$2,894,465
F10	Special Construction: Pre-Cast Cells					\$6,917,000	\$3,456,000	\$896,000				\$11,264,000
	TOTAL BUILDING RAW COST	\$3,654,772	\$1,491,270	\$1,554,403	\$5,194,459	\$39,202,214	\$19,511,033	\$5,732,725	\$6,129,130	\$5,577,390	\$2,784,388	\$90,831,784
	General Conditions, LEED, Bond, Ins, B&O, etc @ 11%	\$402,025	\$164,040	\$170,984	\$571,390	\$4,312,243	\$2,146,214	\$630,600	\$674,204	\$613,513	\$306,283	\$9,991,496
	Overhead & Profit @ 4%	\$162,272	\$66,212	\$69,015	\$230,634	\$1,740,578	\$866,390	\$254,633	\$272,133	\$247,636	\$123,627	\$4,032,931
	Design Contingency @ 5%	\$210,953	\$86,076	\$89,720	\$299,824	\$2,262,752	\$1,126,177	\$330,893	\$353,773	\$321,927	\$160,715	\$5,242,811
	TOTAL COST @ BID TODAY	\$4,430,022	\$1,807,598	\$1,884,123	\$6,296,307	\$47,517,787	\$23,649,714	\$6,948,750	\$7,429,241	\$6,760,466	\$3,375,013	\$110,095,022
	Building GSF	17,838	7,570	6,634	23,919	149,071	66,109	16,600	30,000	20,315	17,945	356,000
	Building \$/SF	\$248	\$239	\$284	\$263	\$319	\$358	\$419	\$248	\$333	\$188	\$309
	SITWORK											
G10	SITE PREPARATION											\$1,972,250
G20	SITE IMPROVEMENTS											\$4,336,665
G30	SITE UTILITIES											\$4,525,900
	TOTAL SITE RAW COST											\$10,834,815
	General Conditions, LEED, Bond, Ins, B&O, etc @ 11%											\$1,191,830
	Overhead & Profit @ 4%											\$481,066
	Design Contingency @ 10%											\$1,250,771
	TOTAL SITE COST @ BID									\$0	\$0	\$13,758,481
	OFF SITE IMPROVEMENTS											\$7,654,319
	STORM WATER RETENTION/DETENTION											\$0
	TOTAL IMACC CONSTRUCTION COSTS											\$131,511,822
	ADDITIONAL COSTS											
E10	FURNISHINGS & EQUIPMENT											\$8,034,719

THURSTON COUNTY

WESTSIDE RECEPTION CENTER		Integrus Architects Maison Carlson & Assoc., Estimating 9/14/2011										
Thurston County, WA Pre-Design Cost Estimate		EA& SS	IA & CS	C&O	RTR&P	MH	CCH	SEGH	HS	FS & L (2)	WH&M (2)	TOTAL
KEY	UNIFORMAT	EXTERIOR ADMIN and STAFF SUPPORT	INSIDE ADMIN and CONTROL STATIONS	CUSTODY and OPERATIONS	RECEPTX/FR/ RELEASE and PUBLIC SPACES	MED SECURITY HOUSING	CLOSE CUSTODY HOUSING	SEG HOUSING	HEALTH SERVICES	FOOD SERVICE and LAUNDRY	WARE HOUSE and MAINTENANCE	TOTAL
BUILDINGS						x 4 BLDGS	x 2 BLDGS			REMODEL	REMODEL/ADDN	
A10	Foundations & Slab on Grade	\$186,764	\$92,731	\$81,265	\$275,074	\$1,319,335	\$649,400	\$287,709	\$367,500	\$10,000	\$66,548	\$3,326,326
B10	Super Structure: Floor & Roof Framing	\$190,575	\$94,624	\$82,924	\$298,994	\$1,444,570	\$790,318	\$254,882	\$375,000	\$0	\$44,730	\$3,576,616
B20	Exterior Walls	\$240,040	\$0	\$238,200	\$496,384	\$3,386,732	\$1,964,960	\$705,218	\$285,600	\$126,900	\$121,500	\$7,565,634
B30	Roofing	\$157,928	\$79,999	\$73,487	\$257,475	\$2,588,732	\$1,250,033	\$397,378	\$339,872	\$90,265	\$54,688	\$5,289,856
C10	Interior Construction: Plns, Doors/Sps & Cswrk	\$767,026	\$325,506	\$285,258	\$1,028,538	\$4,807,556	\$2,360,860	\$599,054	\$1,140,000	\$1,088,783	\$450,196	\$12,862,775
C20	Stairs					\$136,400	\$94,200	\$4,500				\$235,100
C30	Interior Finishes	\$178,378	\$75,699	\$66,339	\$287,034	\$276,160	\$126,370	\$69,040	\$300,000	\$225,562	\$71,780	\$1,676,362
D10	Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20	Mechanical	\$978,414	\$415,214	\$331,700	\$1,111,000	\$10,992,000	\$4,564,000	\$1,245,000	\$1,746,000	\$1,125,000	\$801,480	\$22,809,808
D50.1	Electrical	\$347,306	\$147,388	\$129,164	\$716,374	\$4,231,565	\$2,364,939	\$697,770	\$951,212	\$643,782	\$197,590	\$10,427,090
D50.2	Security Electronics	\$422,761	\$179,409	\$157,226	\$260,478	\$2,163,708	\$1,172,714	\$330,174	\$345,866	\$241,952	\$119,950	\$5,394,238
D50.3	IT: Telecommunications	\$178,380	\$75,700	\$66,340	\$299,109	\$1,287,056	\$57,440	\$132,800	\$294,080	\$140,174	\$143,939	\$3,045,018
E10	Equipment	\$7,200	\$5,000	\$42,500	\$24,000	\$386,400	\$159,800	\$113,200	\$24,000	\$1,827,505	\$304,860	\$2,894,465
F10	Special Construction: Pre-Cast Cells					\$6,912,000	\$3,456,000	\$896,000				\$11,264,000
	TOTAL BUILDING RAW COST	\$3,654,772	\$1,491,270	\$1,554,403	\$5,194,459	\$39,207,214	\$19,571,033	\$5,732,725	\$6,129,130	\$5,519,923	\$2,367,260	\$90,357,187
	General Conditions, LEED, Bond, Ins, B&O, etc @ 11%	\$402,025	\$164,040	\$170,984	\$571,390	\$4,312,243	\$2,146,214	\$330,600	\$674,204	\$607,191	\$260,399	\$9,939,291
	Overhead & Profit @ 4%	\$162,272	\$66,212	\$69,015	\$230,634	\$1,740,578	\$866,290	\$254,533	\$272,133	\$245,085	\$105,106	\$4,011,859
	Design Contingency @ 5%	\$210,953	\$86,076	\$89,720	\$299,824	\$2,262,752	\$1,126,177	\$330,893	\$353,773	\$318,610	\$136,638	\$5,215,417
	TOTAL COST @ BID TODAY	\$4,430,022	\$1,807,598	\$1,884,123	\$6,296,307	\$47,517,787	\$23,649,714	\$6,948,750	\$7,429,241	\$6,690,808	\$2,869,403	\$109,523,754
	Building GSF	17,838	7,570	6,634	23,919	149,071	66,109	16,600	30,000	20,315	17,945	356,000
	Building \$/SF	\$248	\$239	\$284	\$263	\$319	\$358	\$419	\$248	\$329	\$160	\$308
	SITWORK											
G10	SITE PREPARATION											\$953,300
G20	SITE IMPROVEMENTS											\$3,213,740
G30	SITE UTILITIES											\$3,917,645
	TOTAL SITE RAW COST											\$8,084,685
	General Conditions, LEED, Bond, Ins, B&O, etc @ 11%											\$869,315
	Overhead & Profit @ 4%											\$358,960
	Design Contingency @ 10%											\$933,296
	TOTAL SITE COST @ BID									\$0	\$0	\$10,266,256
	OFF SITE IMPROVEMENTS											\$2,230,605
	STORM WATER RETENTION/DETENTION											\$0
	TOTAL MACCS CONSTRUCTION COSTS											\$122,020,615
	ADDITIONAL COSTS											
E10	FURNISHINGS & EQUIPMENT											\$6,034,719

EXTERIOR ADMIN and STAFF SUPPORT

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level	17,838				
TOTAL	17,838			\$15,246	

SUMMARY

Foundations	17,838	FPA	6.84	\$121,968
Slab on Grade	17,838	FPA	3.63	\$64,796
Stairs	0	EA	#DIV/0!	\$0
Floor Framing	0	UFA	#DIV/0!	\$0
Roof Framing	17,838	RA	10.68	\$190,575
Exterior Walls	3,640	XWA	65.95	\$240,040
Roofing	17,838	RA	8.85	\$157,928
Interior Partitions & Doors	17,838	GSF	18.00	\$321,081
Specialties & Casework	17,838	GSF	25.00	\$445,946
Interior Finishes	17,838	GSF	10.00	\$178,378
Special Construction	17,838	GSF	0.00	\$0
Conveying	17,838	GSF	0.00	\$0
Mechanical	17,838	GSF	54.85	\$978,414
Electrical	17,838	GSF	19.47	\$347,306
Security Electronics	17,838	GSF	23.70	\$422,761
IT: Telecommunications	17,838	GSF	10.00	\$178,380
Equipment & Furnishings	17,838	GSF	0.40	\$7,200
TOTAL RAW COST				\$3,654,772
General Conditions & LEED		11%		\$402,025
Overhead & profit		4%		\$162,272
Contingency		5%		\$210,953
TOTAL COST	17,838	GSF	248.35	\$4,430,022

EXTERIOR ADMIN and STAFF SUPPORT

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$121,968
New foundations to 3' deep	15,246	SF	8.00	\$121,968	
Slab on Grade					\$64,796
Slab on grade	15,246	SF	4.25	\$64,796	
Ramps & Stairs					\$0
Stair system to 2nd floor		none		\$0	
Floor Framing					\$0
allowance		none		\$0	
Roof Framing					\$190,575
Steel beams, columns & OWSJ's	15,246	SF	10.00	\$152,460	
Fireproofing		NIC			
Metal roof decking: 18 GA	15,246	SF	2.50	\$38,115	
Exterior Walls					\$240,040
6" Metal stud, R21 batts	4,160	SF	5.00	\$20,800	
Tilt up or PCC Walls (contractor option)	4,160	SF	29.00	\$120,640	
8" CMU fully grouted @ master control	0	SF	12.00	\$0	
Bullet Resistant Glazing	350	SF	120.00	\$42,000	
Sliding detention door	2	EA	6500.00	\$13,000	
Glazed entry door w/mag lock & card readers	2	Pair	4500.00	\$9,000	
HM windows	480	SF	65.00	\$31,200	
Hollow metal doors	2	EA	1200.00	\$2,400	
Pass thru	1	EA	1000.00	\$1,000	
Roofing					\$157,928
Single ply roofing on rigid insul roofing system	15,246	SF	10.00	\$152,460	
Parapet cap	160	LF	12.00	\$1,920	
Scuppers	4	EA	400.00	\$1,600	
Downspouts	56	LF	8.00	\$448	
Walkway pads	100	LF	5.00	\$500	
Mech equipment curbs	2	LS	500.00	\$1,000	
Interior Partitions & Doors					\$321,081
Allowance	17,838	GSF	18.00	\$321,081	
Specialties & Casework					\$445,946
Allowance	17,838	GSF	25.00	\$445,946	
Interior Finishes					\$178,378
Allowance	17,838	GSF	10.00	\$178,378	

EXTERIOR ADMIN and STAFF SUPPORT

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Conveying					\$0
none				\$0	
Mechanical per MW - see back up 1					\$978,414
allowance	17,838	GSF	54.85	\$978,414	
Electrical per MW - see back up 1					\$948,447
Building electrical	15,246	GSF	22.78	\$347,306	
Division 17 Security	15,246	GSF	27.73	\$422,761	
Telecommunications	15,246	GSF	11.70	\$178,380	
Equipment					\$7,200
Proj screen	1	EA	1,500.00	\$1,500	
Fall restraint/protection	2	EA	350.00	\$700	
weapons pass-thru	2	EA	2,500.00	\$5,000	
SUB-TOTAL				\$3,654,772	\$3,654,772
General Conditions & LEED		11%			\$402,025
Overhead & profit		4%			\$162,272
Contingency		5%			\$210,953
TOTAL COST	17,838	GSF	248.35		\$4,430,022

INSIDE ADMIN and CONTROL STATIONS

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level	7,570				
TOTAL	7,570				

SUMMARY

Foundations	7,570	FPA	8.00	\$60,559
Slab on Grade	7,570	FPA	4.25	\$32,172
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	7,570	RA	12.50	\$94,624
Exterior Walls		XWA		\$0
Roofing	7,570	RA	10.57	\$79,999
Interior Partitions & Doors	7,570	GSF	18.00	\$136,258
Specialties & Casework	7,570	GSF	25.00	\$189,248
Interior Finishes	7,570	GSF	10.00	\$75,699
Special Construction	7,570	GSF	0.00	\$0
Conveying	7,570	GSF	0.00	\$0
Mechanical	7,570	GSF	54.85	\$415,214
Electrical	7,570	GSF	19.47	\$147,388
Security Electronics	7,570	GSF	23.70	\$179,409
IT: Telecommunications	7,570	GSF	10.00	\$75,700
Equipment & Furnishings	7,570	GSF	0.66	\$5,000
TOTAL RAW COST				\$1,491,270
General Conditions & LEED		11%		\$164,040
Overhead & profit		4%		\$66,212
Contingency		5%		\$86,076
TOTAL COST	7,570	GSF	238.79	\$1,807,598

INSIDE ADMIN and CONTROL STATIONS

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$60,559
New foundations to 3' deep	7,570	SF	8.00	\$60,559	
Slab on Grade					\$32,172
Slab on grade	7,570	SF	4.25	\$32,172	
Roof Framing					\$94,624
Steel beams, columns & OWSJ's	7,570	SF	10.00	\$75,699	
Metal roof decking	7,570	SF	2.50	\$18,925	
Exterior Walls					\$0
none				\$0	
Roofing					\$79,999
Single ply roofing on rigid insul roofing system	7,570	SF	10.00	\$75,699	
Roof access hatch	1	EA	2800.00	\$2,800	
Walkway pads	100	LF	5.00	\$500	
Mech equipment curbs	2	EA	500.00	\$1,000	
Interior Partitions & Doors					\$136,258
Allowance	7,570	GSF	18.00	\$136,258	
Specialties & Casework					\$189,248
Allowance	7,570	GSF	25.00	\$189,248	
Interior Finishes					\$75,699
Allowance	7,570	GSF	10.00	\$75,699	
Mechanical per MW - see back up 1					\$415,214
allowance	7,570	GSF	54.85	\$415,214	
Electrical per MW - see back up 1					\$402,497
Building electrical	7,570	GSF	19.47	\$147,388	
Division 17 Security	7,570	GSF	23.70	\$179,409	
Telecommunications	7,570	GSF	10.00	\$75,700	
Equipment					\$5,000
Allowance	1	LS	5000.00	\$5,000	
SUB-TOTAL				\$1,491,270	\$1,491,270
General Conditions & LEED				11%	\$164,040
Overhead & profit				4%	\$66,212
Contingency				5%	\$86,076
TOTAL COST				7,570 GSF	238.79
					\$1,807,598

CUSTODY and OPERATIONS

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS		OA GROSS SQUARE FEET			
Main Level	6,634				
TOTAL	6,634			\$15,246	

SUMMARY				
Foundations	6,634	FPA	8.00	\$53,071
Slab on Grade	6,634	FPA	4.25	\$28,194
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	6,634	RA	12.50	\$82,924
Exterior Walls	4,200	XWA	56.71	\$238,200
Roofing	6,634	RA	11.08	\$73,487
Interior Partitions & Doors	6,634	GSF	18.00	\$119,410
Specialties & Casework	6,634	GSF	25.00	\$165,848
Interior Finishes	6,634	GSF	10.00	\$66,339
Special Construction	6,634	GSF	0.00	\$0
Conveying	6,634	GSF	0.00	\$0
Mechanical	6,634	GSF	50.00	\$331,700
Electrical	6,634	GSF	19.47	\$129,164
Security Electronics	6,634	GSF	23.70	\$157,226
IT: Telecommunications	6,634	GSF	10.00	\$66,340
Equipment & Furnishings	6,634	GSF	6.41	\$42,500
TOTAL RAW COST				\$1,554,403
General Conditions & LEED		11%		\$170,984
Overhead & profit		4%		\$69,015
Contingency		5%		\$89,720
TOTAL COST	6,634	GSF	284.01	\$1,884,123

CUSTODY and OPERATIONS

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$53,071
New foundations to 3' deep	6,634	SF	8.00	\$53,071	
Slab on Grade					\$28,194
Slab on grade	6,634	SF	4.25	\$28,194	
Ramps & Stairs					\$0
Stair system to 2nd floor		none		\$0	
Floor Framing					\$0
allowance		none		\$0	
Roof Framing					\$82,924
Steel beams, columns & OWSJ's	6,634	SF	10.00	\$66,339	
Fireproofing		NIC			
Metal roof decking: 18 GA	6,634	SF	2.50	\$16,585	
Exterior Walls					\$238,200
6" Metal stud, R21 batts	4,800	SF	5.00	\$24,000	
Tilt up or PCC Walls (contractor option)	4,800	SF	29.00	\$139,200	
8" CMU fully grouted @ master control	0	SF	12.00	\$0	
Bullet Resistant Glazing	400	SF	120.00	\$48,000	
Sliding detention door	0	EA	6500.00	\$0	
Glazed entry door w/mag lock & card readers	2	Pair	4500.00	\$9,000	
HM Windows	240	SF	65.00	\$15,600	
Hollow metal doors	2	EA	1200.00	\$2,400	
Pass thru	0	EA	1000.00	\$0	
Roofing					\$73,487
Single ply roofing on rigid insul roofing system	6,634	SF	10.00	\$66,339	
Parapet cap	300	LF	12.00	\$3,600	
Scuppers	4	EA	400.00	\$1,600	
Downspouts	56	LF	8.00	\$448	
Walkway pads	100	LF	5.00	\$500	
Mech equipment curbs	2	LS	500.00	\$1,000	
Interior Partitions & Doors					\$119,410
Allowance	6,634	GSF	18.00	\$119,410	
Specialties & Casework					\$165,848
Allowance	6,634	GSF	25.00	\$165,848	
Interior Finishes					\$66,339
Allowance	6,634	GSF	10.00	\$66,339	

CUSTODY and OPERATIONS

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Conveying					\$0
none				\$0	
Mechanical per MW - see back up 1					\$331,700
allowance	6,634	GSF	50.00	\$331,700	
Electrical per MW - see back up 1					\$352,730
Building electrical	6,634	GSF	19.47	\$129,164	
Division 17 Security	6,634	GSF	23.70	\$157,226	
Telecommunications	6,634	GSF	10.00	\$66,340	
Equipment					\$42,500
Proj screen	1	EA	1,500.00	\$1,500	
Fall restraint/protection	300	LF	120.00	\$36,000	
Misc Allowance	1	LS	5,000.00	\$5,000	
SUB-TOTAL				\$1,554,403	\$1,554,403
General Conditions & LEED		11%			\$170,984
Overhead & profit		4%			\$69,015
Contingency		5%			\$89,720
TOTAL COST	6,634	GSF	284.01		\$1,884,123

RECEPTION TRANSFER RELEASE and PUBLIC SPACES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level 23,919

Upper Floor

TOTAL	23,919				\$0
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SUMMARY

Foundations	23,919	FPA	8.00	\$191,356
Slab on Grade	23,919	FPA	3.50	\$83,718
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	23,919	RA	12.50	\$298,994
Exterior Walls	4,200	XWA	118.19	\$496,384
Roofing	23,919	RA	10.76	\$257,475
Interior Partitions & Doors	23,919	GSF	18.00	\$430,551
Specialties & Casework	23,919	GSF	25.00	\$597,987
Interior Finishes	23,919	GSF	12.00	\$287,034
Special Construction	23,919	GSF	0.00	
Conveying	23,919	GSF	0.00	\$0
Mechanical	23,919	GSF	54.81	\$1,311,000
Electrical	23,919	GSF	29.95	\$716,374
Security Electronics	23,919	GSF	10.89	\$260,478
IT: Telecommunications	23,919	GSF	10.00	\$239,109
Equipment & Furnishings	23,919	GSF	1.00	\$24,000
TOTAL RAW COST				\$5,194,459
General Conditions & LEED		11%		\$571,390
Overhead & profit		4%		\$230,634
Contingency		5%		\$299,824
TOTAL COST	23,919	GSF	263.23	\$6,296,307

RECEPTION TRANSFER RELEASE and PUBLIC SPACES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$191,356
New foundations to 3' deep	23,919	SF	8.00	\$191,356	
Slab on Grade					\$83,718
Slab on grade	23,919	SF	3.50	\$83,718	
Roof Framing					\$298,994
Steel beams, columns & OWSJ's	23,919	SF	10.00	\$239,195	
Metal roof decking	23,919	SF	2.50	\$59,799	
Exterior Walls					\$496,384
6" Metal stud, R21 batts	11,429	SF	5.00	\$57,143	
Tilt up or PCC Walls (contractor option)	11,429	SF	29.00	\$331,441	
Bullet Resistant Glazing	500	SF	120.00	\$60,000	
Sliding detention door	2	EA	6500.00	\$13,000	
Glazed entry door w/mag lock & card readers	2	Pair	9500.00	\$19,000	
HM windows	200	SF	65.00	\$13,000	
Hollow metal doors	2	EA	1400.00	\$2,800	
Roofing					\$257,475
Single ply roofing on rigid insul roofing system	23,919	SF	10.00	\$239,195	
Parapet cap	600	LF	12.00	\$7,200	
Scuppers	10	EA	400.00	\$4,000	
Downspouts	160	LF	8.00	\$1,280	
Roof access hatch	1	EA	2800.00	\$2,800	
Walkway pads	200	LF	5.00	\$1,000	
Mech equipment curbs	4	EA	500.00	\$2,000	
Interior Partitions & Doors					\$430,551
Allowance	23,919	GSF	18.00	\$430,551	
Specialties & Casework					\$597,987
Allowance	23,919	GSF	25.00	\$597,987	
Interior Finishes					\$287,034
Allowance	23,919	GSF	12.00	\$287,034	
Mechanical per MW - see back up 1					\$1,311,000
allowance	23,919	GSF	54.81	\$1,311,000	
Electrical per MW - see back up 1					\$1,215,961
Building electrical	23,919	GSF	29.95	\$716,374	
Division 17 Security	23,919	GSF	10.89	\$260,478	
Telecommunications	23,919	GSF	10.00	\$239,109	

RECEPTION TRANSFER RELEASE and PUBLIC SPACES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Equipment					\$24,000
Allowance	1	LS	24000.00	\$24,000	
SUB-TOTAL				\$5,194,459	\$5,194,459
General Conditions & LEED			11%		\$571,390
Overhead & profit			4%		\$230,634
Contingency			5%		\$299,824
TOTAL COST	23,919	GSF	263.23		\$6,296,307

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09/27/11

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS					
1st Floor	23,305		96 Cells per bldg		
2nd floor cells	5,375		184 Beds per bldg		
Balcony	2,880				
Mechanical	5,708				
TOTAL	37,268	GSF			

SUMMARY

Foundations	23,305	FPA	8.47	\$197,309
Slab on Grade	23,305	FPA	5.69	\$132,525
Stairs	6	EA	5,683.33	\$34,100
Floor Framing	13,963	UFA	5.36	\$74,880
Roof Framing	24,905	RA	11.49	\$286,263
Exterior Walls	19,000	XWA	44.56	\$846,683
Roofing	24,905	RA	25.99	\$647,183
Interior Partitions & Doors	37,268	GSF	23.37	\$870,960
Specialties & Casework	37,268	GSF	8.88	\$330,929
Interior Finishes	37,268	GSF	1.85	\$69,040
Special Construction	37,268	GSF	46.37	\$1,728,000
Conveying				
Mechanical	37,268	GSF	69.04	\$2,573,000
Electrical	37,268	GSF	28.39	\$1,057,891
Security Electronics	37,268	GSF	14.51	\$540,927
IT: Telecommunications	37,268	GSF	8.43	\$314,264
Equipment & Furnishings	37,268	GSF	2.59	\$96,600
TOTAL RAW COST				\$9,800,553
General Conditions & LEED		11%		\$1,078,061
Overhead & profit		4%		\$435,145
Contingency		5%		\$565,688
TOTAL COST	37,268	GSF	318.76	\$11,879,447

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					

Standard Foundations **\$197,309**

<i>FOUNDATIONS include:</i>	23,305	FPA	6.75	\$157,309	
Excavate for footing				\$0	
Native backfill				\$0	
Load, haul-off & dump extra dirt				\$0	
Formwork				\$0	
Concrete				\$0	
Rebar				\$0	
Footing drain and drain rock				\$0	
Perimeter rigid insulation to stem wall				\$0	
Yard wall footing	160	LF	250.00	\$40,000	

Slab on Grade **\$132,525**

SLAB ON GRADE includes:	23,305	SF	5.00	\$116,525	
Sand bed & gravel fill, 6" total thick				\$0	
Slab on grade - 6" thk & 5" thick concrete incl thickened slab				\$0	
Conc slab side forms				\$0	
Steel Reinf #4 @ 12" OC, each way				\$0	
Trowe1, cure & finish slab				\$0	
Vapor barrier under slab				\$0	
Raised floor 12" high @ work stations & control	400	SF	10.00	\$4,000	
Outdoor concrete yard paving 6"	3,200	SF	3.75	\$12,000	

Stairs **\$34,100**

Mtl pan conc filled tread stair w/ handrail to mech p-house	1	Flight	4,500.00	\$4,500	
Open mtl stair w handrail/guardrail system - dayroom	4	EA	6,500.00	\$26,000	
Ships ladder to roof x 18 vertical feet	1	EA	3,600.00	\$3,600	

Floor Framing **\$74,880**

<i>FLOOR FRAMING includes:</i>	13,963	SF			
Cell lids/floor & balcony floor	8,255	SF			Incl "special construction"
Mechanical attic space	2,880	SF	26.00	\$74,880	
Steel base plates for TS & round cols					
TS columns					
WF steel Beams					
3" 18 GA metal floor deck w/4-1/2" conc topping					
4-1/2" conc topping over metal deck					
WWF to conc topping					

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Trowel, cure & finish slab					
2.5" conc slab on 1.5" x 18 GA Galv comp deck & stl CH beams stair landings					
Roof Framing	24,905	SF	11.49		\$286,263
FOOTPRINT AREA	23,305	SF			
PARTIAL COVERED AT OUTDOOR REC AREA	1,600	SF			
Steel plates/connectors for beams & girders	60	EA	250.00	\$15,000	
TS columns	2	TNS	3,900.00	\$7,800	
WF steel Beams	22	TNS	3,900.00	\$85,800	
OWS joists & girders	29	TNS	3,800.00	\$110,200	
1-1/2" 18 GA galv metal roof decking	24,905	SF	2.50	\$62,263	
3" 18 GA metal roof deck w/4-1/2" conc topping - outdoor mechanical ar	600	SF	6.00	\$3,600	
Add for conc topping at mech equipment areas	800	SF	2.00	\$1,600	
Exterior Walls					\$846,683
Conc sandwich panel: 3" ext conc, 3" rigid & 5" concrete	19,000	SF	29.00	\$551,000	
Conc sandwich panel: 3" ext conc, 3" rigid only at PCC cells	9,450	SF		\$0	Incl in "Special Construction"
Allowance for caulking	1	LS	5,000.00	\$5,000	
Yard wall PCC	4000	SF	30.00	\$120,000	
Secured exterior wall glazing at dayroom - 1/2" safety - impact resistant	598	SF	95.00	\$56,810	
Secured Stainless steel panels at dayroom	100	SF	95.00	\$9,500	
Detention windows				\$0	Incl in "Special Construction"
Secure wall glazing at entry & control	120	SF	155.00	\$18,600	
Sealer/waterproofing to conc walls	28,450	SF	1.00	\$28,450	
Sealer/waterproofing to backside of parapet walls	3,123	SF	1.00	\$3,123	
Metal soffit panels to outdoor area roof	1,600	SF	12.00	\$19,200	
Standard HM entry doors, frm & hw	2	EA	1,400.00	\$2,800	
Standard HM entry doors, frm & hw	1	PAIR	2,800.00	\$2,800	
HM entry doors: high security	5	EA	4,800.00	\$24,000	
Sally port swing entry door	1	EA	5,400.00	\$5,400	
Roofing	24,905	RA	25.99		\$647,183
Single ply membrane roofing	24,905	SF	4.00	\$99,620	
R-33 (5.5" thk) Rigid insulation	24,905	SF	4.85	\$120,789	
1/4" coverboard + vapor retarder	24,905	SF	1.68	\$41,840	
5/8" Deck sheathing	24,905	SF	1.65	\$41,093	
Parapet cap	480	LF	22.00	\$10,560	
Built in gutter	320	LF	18.00	\$5,760	
Downspouts	340	LF	8.00	\$2,720	

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Skylights at day rooms	1	LS	28,000.00	\$28,000	
Rec Area TS & Mesh roof covering	3,200	SF	85.00	\$272,000	
Walkway pads	400	LF	10.00	\$4,000	
Wood blockings at roof edges	4,000	BF	4.00	\$16,000	
Roof access hatch	1	EA	2,800.00	\$2,800	
Mech equipment curbs	4	EA	500.00	\$2,000	
Interior Partitions & Doors					\$870,960
3-1/3" & 4" thk Precast conc cell walls	18,432	SF		\$0	Incl in "Special Construction"
3-3/4" & 4" thk Precast conc cell lid & balcony	8,255	SF		\$0	Incl in "Special Construction"
6" & 8" CMU partitions	14,000	SF	14.00	\$196,000	
Steel balcony railing	480	LF	160.00	\$76,800	
Bullet Resistant Glazing Systems	180	SF	155.00	\$27,900	
Secured interior glazing at control room	192	SF	155.00	\$29,760	
Relites - impact resistant at program space	180	SF	95.00	\$17,100	
Secure pass thru window w/counter: 6050	2	EA	4,000.00	\$8,000	
Bullet Resistant relite w/speak thru: 3060	1	EA	1,800.00	\$1,800	
Cell doors & cell chase doors		EA		\$0	Incl in "Special Construction"
Add for security hardware to cell doors	96	EA	3,400.00	\$326,400	
Shower panel partitions & doors	24	EA	1,850.00	\$44,400	
Corridor slider doors	2	EA	6,600.00	\$13,200	
Chase access door	24	EA	1,900.00	\$45,600	
HM Swing door - high security	8	EA	4,500.00	\$36,000	
HM Swing door - high security	1	PR	8,000.00	\$8,000	
Misc doors allowance	1	LS	40,000.00	\$40,000	
Interior Finishes					\$330,929
Seamless epoxy floor coating w/integral base	1,200	SF	8.00	\$9,600	
Seamless epoxy coating to CMU shower walls & conc ceilings	3,600	SF	6.50	\$23,400	
VCT flooring	400	SF	4.00	\$1,600	
Sealer to conc floor	32,400	SF	1.00	\$32,400	
Rubber base	120	LF	2.50	\$300	
1x1 Glue-on ACT to GWB on suspended metal studs	800	SF	8.00	\$6,400	
Add for expanded mesh under 1x1 ACT	800	SF	2.50	\$2,000	
Susp 2x4 ACT ceiling w/security mesh	8,000	SF	5.00	\$40,000	
GWB ceiling w/ expanded mtl backing on light gauge mtl stud frmg	8,000	SF	8.00	\$64,000	
Add for dropped edge: GWB, mesh, studs	2,400	SF	8.00	\$19,200	
1/2" Fiber cement bd on metal stud clg frmg	1,200	SF	6.75	\$8,100	

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Paint walls	101,569	SF	1.00	\$101,569	
Paint exposed structure (no finish @ mech)	2,880	SF	2.00	\$5,760	
Paint GWB ceilings	11,600	SF	1.00	\$11,600	
Paint standard & security doors & frame.	1	LS	5,000.00	\$5,000	
Specialties & Casework					\$69,040
Grab bar - toilet & shower	4	EA	150.00	\$600	
OFCI Toilet paper dispenser	2	EA	35.00	\$70	
OFCI Seatcover dispenser - visit restroom only	0	EA	25.00	\$0	
OFCI Paper towel dispenser	2	EA	40.00	\$80	
CFCI Disposal	2	EA	80.00	\$160	
OFCI Sanitary napkin dispenser	2	EA	80.00	\$160	
OFCI Sanitary napkin disposal	1	EA	40.00	\$40	
Mirrors	2	EA	85.00	\$170	
Staff lockers		NIC		\$0	
Marker boards/white boards/tack boards	4	EA	1,800.00	\$7,200	
Mail slots - 5-tiers	0	LF	250.00	\$0	
TV/VCR brackets	2	EA	250.00	\$500	
FE & cabinets	4	EA	350.00	\$1,400	
Code signage	1	LS	3,500.00	\$3,500	
Base cabinets	90	LF	200.00	\$18,000	
Wall cabinets	62	LF	120.00	\$7,440	
Desk	18	LF	120.00	\$2,160	
Phone counter	0	LF	80.00	\$0	
Officer station	30	LF	200.00	\$6,000	
Sgt's office Cab.	10	LF	200.00	\$2,000	
Storage shelving: 5x	40	LF	300.00	\$12,000	
Shelving: 1x	8	LF	45.00	\$360	
Full ht casework	8	LF	400.00	\$3,200	
SST wet bar	20	LF	200.00	\$4,000	
Special Construction					\$1,728,000
<i>Precast Cells per WSP quote</i>	96	EA	18,000.00	\$1,728,000	
Costs include the following:					
Provide & install PCC Cells w/door, window, plumbing, lighting, pwr & furniture					
Typical dbl bed cells	88	EA			
Single cells	8	EA			
Balcony - attached to 2nd floor cells	2,880	SF			

MEDIUM HOUSING

WESTSIDE RECEPTION CENTER

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9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
<i>Items not included in bid but need to be added:</i>					
Balcony railings					see Interior partitions & doors
Stairs to balcony					see Stairs
Painting outside face of cell walls					See Ext Walls & Interior Finishes
Concrete balcony slab adjacent to showers & misc					see floor framing
Floor sealer in cells & balcony					see Interior Finishes
Security hardware to Cell doors					see Interior doors
Security hardware to Cell chase doors					see Interior doors
Paint cell doors					see Interior Finishes
Paint chase doors					see Interior Finishes
Sprinklering inside of cells					see Mechanical
Mechanical per MW - see back up 1					\$2,573,000
allowance	37,268	GSF	69.04	\$2,573,000	
Electrical per MW - see back up 1					\$1,913,082
Building electrical	37,268	GSF	28.39	\$1,057,891	
Division 17 Security	37,268	GSF	14.51	\$540,927	
Telecommunications	37,268	GSF	8.43	\$314,264	
Equipment					\$96,600
Fall restraint/protection	1,200	LF	65.00	\$78,000	
Phone Kiosk	2	EA	2,000.00	\$4,000	
Exercise equip- bbball backstop only	2	EA	500.00	\$1,000	
Commercial ice maker w/chilled water & SST counter, insta hot & microw	2	EA	5,000.00	\$10,000	
OFCI Cell Table & Chair					See "Special Construction"
OFCI Bed & ladder					See "Special Construction"
OFCI Lockers in hybrid cells					See "Special Construction"
OFCI TV Bracket w/shelf					See "Special Construction"
OFCI day room tables & chair unit	24	EA	150.00	\$3,600	
CIP conc cell bed/desk					See "Special Construction"
SUB-TOTAL				\$9,800,553	\$9,800,553
General Conditions & LEED			11%		\$1,078,061
Overhead & profit			4%		\$435,145
Contingency			5%		\$565,688
TOTAL COST	37,268	GSF	318.76		\$11,879,447

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS					
1st Floor	19,736		192	Cells per bldg	
2nd floor cells	5,376		288	Beds per bldg	
Balcony	2,880				
Mechanical	5,062				
TOTAL	33,054	GSF			

SUMMARY

Foundations	19,736	FPA	10.54	\$208,020
Slab on Grade	19,736	FPA	5.91	\$116,680
Stairs	8	EA	5,887.50	\$47,100
Floor Framing	13,318	UFA	9.88	\$131,619
Roof Framing	22,136	RA	11.91	\$263,540
Exterior Walls	20,000	XWA	49.12	\$982,480
Roofing	22,136	RA	28.24	\$625,016
Interior Partitions & Doors	33,054	GSF	25.36	\$838,300
Specialties & Casework	33,054	GSF	10.35	\$342,130
Interior Finishes	33,054	GSF	1.91	\$63,185
Special Construction	33,054	GSF	52.28	\$1,728,000
Conveying	33,054	GSF		\$0
Mechanical	33,054	GSF	69.04	\$2,282,000
Electrical	33,054	GSF	35.77	\$1,182,470
Security Electronics	33,054	GSF	17.74	\$586,357
IT: Telecommunications	33,054	GSF	8.43	\$278,720
Equipment & Furnishings	33,054	GSF	2.42	\$79,900
TOTAL RAW COST				\$9,755,517
General Conditions & LEED		11%		\$1,073,107
Overhead & profit		4%		\$433,145
Contingency		5%		\$563,088
TOTAL COST	33,054	GSF	357.74	\$11,824,857

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

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Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Standard Foundations					\$208,020
<i>FOUNDATIONS include:</i>					
	19,736	FPA	7.50	\$148,020	
Excavate for footing				\$0	
Native backfill				\$0	
Load, haul-off & dump extra dirt				\$0	
Formwork				\$0	
Concrete				\$0	
Rebar				\$0	
Footing drain and drain rock				\$0	
Perimeter rigid insulation to stem wall				\$0	
Yard wall footing	240	LF	250.00	\$60,000	
Slab on Grade					\$116,680
<i>SLAB ON GRADE includes:</i>					
	19,736	SF	5.00	\$98,680	
Sandbed & gravel fill, 6" total thick				\$0	
Slab on grade - 6" thk & 5" thick concrete incl thickened slab				\$0	
Conc slab side forms				\$0	
Steel Reinf #4 @ 12" OC, each way				\$0	
Trowel, cure & finish slab				\$0	
Vapor barrier under slab				\$0	
Outdoor concrete yard paving 6"	4,800	SF	3.75	\$18,000	
Stairs					\$47,100
Mtl pan conc filled tread stair w/ handrail to mech p-house	1	Flight	4,500.00	\$4,500	
Open mtl stair w handrail/guardrail system - dayroom	6	EA	6,500.00	\$39,000	
Ships ladder to roof x 18 vertical feet	1	EA	3,600.00	\$3,600	
Floor Framing					\$131,619
<i>FLOOR FRAMING includes:</i>					
	13,318	SF			
Cell lids/floor & balcony floor	8,256	SF			Incl "special construction"
Mechanical attic space	5,062	SF	26.00	\$131,619	
Steel base plates for TS & round cols					
TS columns					
WF steel Beams					
3" 18 GA metal floor deck w/4-1/2" conc topping					
4-1/2" conc topping over metal deck					
WWF to conc topping					
Trowel, cure & finish slab					

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

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Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
2.5" conc slab on 1.5" x 18 GA Galv comp deck & stl CH beams stair landings					
Roof Framing	22,136	SF	11.91		\$263,540
FOOTPRINT AREA	19,736	SF			
PARTIAL COVERED AT OUTDOOR REC AREA	2,400	SF			
Steel plates/connectors for beams & girders	54	EA	250.00	\$13,500	
TS columns	1	TNS	3,900.00	\$3,900	
WF steel Beams	20	TNS	3,900.00	\$78,000	
OWS joists & girders	28	TNS	3,800.00	\$106,400	
1-1/2" 18 GA galv metal roof decking	22,136	SF	2.50	\$55,340	
3" 18 GA metal roof deck w/4-1/2" conc topping - outdoor mechanical ar	600	SF	8.00	\$4,800	
Add for conc topping at mech equipment areas	800	SF	2.00	\$1,600	
Exterior Walls					\$982,480
Conc sandwich panel: 3" ext conc, 3" rigid & 5" concrete	20,000	SF	29.00	\$580,000	
Conc sandwich panel: 3" ext conc, 3" rigid only at PCC cells	9,450	SF		\$0	Incl in "Special Construction"
Allowance for caulking	1	LS	5,000.00	\$5,000	
Yard wall PCC	6000	SF	30.00	\$180,000	
Secured exterior wall glazing at dayroom - 1/2" safety - impact resistant	900	SF	95.00	\$85,500	
Secured Stainless steel panels at dayroom	150	SF	95.00	\$14,250	
Detention windows				\$0	Incl in "Special Construction"
Secure wall glazing at entry & control	96	SF	155.00	\$14,880	
Sealer/waterproofing to conc walls	29,450	SF	1.00	\$29,450	
Sealer/waterproofing to backside of parapet walls	3,400	SF	1.00	\$3,400	
Metal soffit panels to outdoor area roof	2,400	SF	12.00	\$28,800	
Standard HM entry doors, frm & hw	3	EA	1,400.00	\$4,200	
Standard HM entry doors, frm & hw	1	PAIR	2,800.00	\$2,800	
HM entry doors: high security	6	EA	4,800.00	\$28,800	
Sally port swing entry door	1	EA	5,400.00	\$5,400	
Roofing	22,136	RA	28.24		\$625,016
Single ply membrane roofing	22,136	SF	4.00	\$88,544	
R-33 (5.5" thk) Rigid insulation	22,136	SF	4.85	\$107,360	
1/4" coverboard + vapor retarder	22,136	SF	1.68	\$37,188	
5/8" Deck sheathing	22,136	SF	1.65	\$36,524	
Parapet cap	520	LF	22.00	\$11,440	
Built in gutter	380	LF	18.00	\$6,840	
Downspouts	340	LF	8.00	\$2,720	
Skylights at day rooms	1	LS	35,000.00	\$35,000	

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

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Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Rec Area TS & Mesh roof covering	3,200	SF	85.00	\$272,000	
Walkway pads	400	LF	10.00	\$4,000	
Wood blockings at roof edges	4,400	BF	4.00	\$17,600	
Roof access hatch	1	EA	2,800.00	\$2,800	
Mech equipment curbs	6	EA	500.00	\$3,000	
Interior Partitions & Doors					\$838,300
3-1/3" & 4" thk Precast conc cell walls	18,432	SF		\$0	Incl in "Special Construction"
3-3/4" & 4" thk Precast conc cell lid & balcony	8,256	SF		\$0	Incl in "Special Construction"
6" & 8" CMU partitions	12,000	SF	14.00	\$168,000	
Steel balcony railing	480	LF	160.00	\$76,800	
Bullet Resistant Glazing Systems	180	SF	155.00	\$27,900	
Secured interior glazing at control room	240	SF	155.00	\$37,200	
Relites - impact resistant at program space	180	SF	95.00	\$17,100	
Secure pass thru window w/counter: 6050	3	EA	4,000.00	\$12,000	
Bullet Resistant relite w/speak thru: 3060	1	EA	1,800.00	\$1,800	
Cell doors & cell chase doors		EA		\$0	Incl in "Special Construction"
Add for security hardware to cell doors	96	EA	3,400.00	\$326,400	
Shower panel partitions & doors	12	EA	1,850.00	\$22,200	
Corridor slider doors	3	EA	6,600.00	\$19,800	
Chase access door	24	EA	1,900.00	\$45,600	
HM Swing door - high security	9	EA	4,500.00	\$40,500	
HM Swing door - high security	1	PR	8,000.00	\$8,000	
Misc doors allowance	1	LS	35,000.00	\$35,000	
Interior Finishes					\$342,130
Seamless epoxy floor coating w/integral base	1,200	SF	8.00	\$9,600	
Seamless epoxy coating to CMU shower walls & conc ceilings	3,600	SF	6.50	\$23,400	
VCT flooring	400	SF	4.00	\$1,600	
Sealer to conc floor	28,000	SF	1.00	\$28,000	
Rubber base	280	LF	2.50	\$700	
1x1 Glue-on ACT to GWB on suspended metal studs	1,200	SF	8.00	\$9,600	
Add for expanded mesh under 1x1 ACT	1,200	SF	2.50	\$3,000	
Susp 2x4 ACT ceiling w/security mesh	9,000	SF	5.00	\$45,000	
GWB ceiling w/ expanded mtl backing on light gauge mtl stud frmg	9,000	SF	8.00	\$72,000	
Add for dropped edge: GWB, mesh, studs	2,400	SF	8.00	\$19,200	
1/2" Fiber cement bd on metal stud clg frmg	1,200	SF	6.75	\$8,100	
Paint walls	98,570	SF	1.00	\$98,570	

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

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Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Paint exposed structure (no finish @ mech)	2,880	SF	2.00	\$5,760	
Paint GWB ceilings	12,600	SF	1.00	\$12,600	
Paint standard & security doors & frame.	1	LS	5,000.00	\$5,000	
Specialties & Casework					\$63,185
Grab bar - toilet & shower	6	EA	150.00	\$900	
OFCI Toilet paper dispenser	3	EA	35.00	\$105	
OFCI Seatcover dispenser - visit restroom only	0	EA	25.00	\$0	
OFCI Paper towel dispenser	3	EA	40.00	\$120	
CFCI Disposal	3	EA	80.00	\$240	
OFCI Sanitary napkin dispenser	3	EA	80.00	\$240	
OFCI Sanitary napkin disposal	1	EA	40.00	\$40	
Mirrors	6	EA	85.00	\$510	
Staff lockers		NIC		\$0	
Marker boards/white boards/tack boards	4	EA	1,800.00	\$7,200	
Mail slots - 5-tiers	0	LF	250.00	\$0	
TV/VCR brackets	3	EA	250.00	\$750	
FE & cabinets	6	EA	350.00	\$2,100	
Code signage	1	LS	3,500.00	\$3,500	
Base cabinets	80	LF	200.00	\$16,000	
Wall cabinets	54	LF	120.00	\$6,480	
Desk	12	LF	120.00	\$1,440	
Phone counter	0	LF	80.00	\$0	
Officer station	30	LF	200.00	\$6,000	
Sgt's office Cab.	10	LF	200.00	\$2,000	
Storage shelving: 5x	40	LF	300.00	\$12,000	
Shelving: 1x	8	LF	45.00	\$360	
Full ht casework	8	LF	400.00	\$3,200	
Special Construction					\$1,728,000
<i>Precast Cells per WSP quote</i>	96	EA	18,000.00	\$1,728,000	

Costs include the following:

Provide & install PCC Cells w/door, window, plumbing, lighting, pwr & furniture

Typical dbl bed cells 48 EA

Single cells 42 EA

HC cells 8 EA

Balcony - attached to 2nd floor cells 2,880 SF

Items not included in bid but need to be added:

CLOSE CUSTODY HOUSING

WESTSIDE RECEPTION CENTER

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Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Balcony railings			see Interior doors		
Stairs to balcony			see Stairs		
Painting outside face of cell walls			See Ext Walls & Interior Finishes		
Concrete balcony slab adjacent to showers & misc			see floor framing		
Floor sealer in cells & balcony			see Interior Finishes		
Security hardware to Cell doors			see Interior doors		
Security hardware to Cell chase doors			see Interior doors		
Paint cell doors			see Interior Finishes		
Paint chase doors			see Interior Finishes		
Sprinklering inside of cells			see Mechanical		
Mechanical per MW - see back up 1					\$2,282,000
allowance	33,054	GSF	69.04	\$2,282,000	
Electrical per MW - see back up 1					\$2,047,547
Building electrical	33,054	GSF	35.77	\$1,182,470	
Division 17 Security	33,054	GSF	17.74	\$586,357	
Telecommunications	33,054	GSF	8.43	\$278,720	
Equipment					\$79,900
Fall restraint/protection	800	LF	65.00	\$52,000	
Phone Kiosk	3	EA	2,000.00	\$6,000	
Exercise equip- bball backstop only	3	EA	500.00	\$1,500	
Commercial ice maker w/chilled water & SST counter, insta hot & microw	3	EA	5,000.00	\$15,000	
OFCI Cell Table & Chair					See "Special Construction"
OFCI Bed & ladder					See "Special Construction"
OFCI Lockers in hybrid cells					See "Special Construction"
OFCI TV Bracket w/shelf					See "Special Construction"
OFCI day room tables & chair unit	36	EA	150.00	\$5,400	
CIP conc cell bed/desk					See "Special Construction"
SUB-TOTAL				\$9,755,517	\$9,755,517
General Conditions & LEED			11%		\$1,073,107
Overhead & profit			4%		\$433,145
Contingency			5%		\$563,088
TOTAL COST	33,054	GSF	357.74		\$11,824,857

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS					
1st Floor	14,188		64 Cells per bldg		
Mechanical	2,412		64 Beds per bldg		
TOTAL	16,600	GSF			

SUMMARY

Foundations	14,188	FPA	13.09	\$185,769
Slab on Grade	14,188	FPA	7.18	\$101,940
Stairs	1	EA	4,500.00	\$4,500
Floor Framing	2,412	UFA	26.00	\$62,712
Roof Framing	17,788	RA	10.80	\$192,170
Exterior Walls	10,000	XWA	70.52	\$705,218
Roofing	17,788	RA	22.34	\$397,378
Interior Partitions & Doors	16,600	GSF	28.33	\$470,350
Specialties & Casework	16,600	GSF	7.75	\$128,704
Interior Finishes	16,600	GSF	4.16	\$69,040
Special Construction	16,600	GSF	53.98	\$896,000
Conveying	14,188	GSF		\$0
Mechanical	16,600	GSF	75.00	\$1,245,000
Electrical	16,600	GSF	42.03	\$697,770
Security Electronics	16,600	GSF	19.89	\$330,174
IT: Telecommunications	16,600	GSF	8.00	\$132,800
Equipment & Furnishings	16,600	GSF	6.82	\$113,200
TOTAL RAW COST				\$5,732,725
General Conditions & LEED		11%		\$630,600
Overhead & profit		4%		\$254,533
Contingency		5%		\$330,893
TOTAL COST	16,600	GSF	418.60	\$6,948,750

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Standard Foundations					\$185,769
<i>FOUNDATIONS include:</i>					
	14,188	FPA	6.75	\$95,769	
Excavate for footing				\$0	
Native backfill				\$0	
Load, haul-off & dump extra dirt				\$0	
Formwork				\$0	
Concrete				\$0	
Rebar				\$0	
Footing drain and drain rock				\$0	
Perimeter rigid insulation to stem wall				\$0	
Yard wall footing	360	LF	250.00	\$90,000	
Slab on Grade					\$101,940
<i>SLAB ON GRADE includes:</i>					
	14,188	SF	5.00	\$70,940	
Sandbed & gravel fill, 6" total thick				\$0	
Slab on grade - 6" thk & 5" thick concrete incl thickened slab				\$0	
Conc slab side forms				\$0	
Steel Reinf #4 @ 12" OC, each way				\$0	
Trowel, cure & finish slab				\$0	
Vapor barrier under slab				\$0	
Raised floor 12" high @ work stations & control	400	SF	10.00	\$4,000	
Outdoor concrete yard paving 6"	7,200	SF	3.75	\$27,000	
Stairs					\$4,500
Mtl pan conc filled tread stair w/ handrail to mech p-house	1	Flight	4,500.00	\$4,500	
Floor Framing					\$62,712
<i>FLOOR FRAMING includes:</i>					
	5,292	SF			
Cell lids/floor & balcony floor	2,880	SF			Incl "special construction"
Mechanical attic space	2,412	SF	26.00	\$62,712	
Steel base plates for TS & round cols					
TS columns					
WF steel Beams					
3" 18 GA metal floor deck w/4-1/2" conc topping					
4-1/2" conc topping over metal deck					
WWF to conc topping					
Trowel, cure & finish slab					
2.5" conc slab on 1.5" x 18 GA Galv comp deck & stl CH beams stair landings					

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Roof Framing	17,788	SF	10.80		\$192,170
FOOTPRINT AREA	14,188	SF			
PARTIAL COVERED AT OUTDOOR REC AREA	3,600	SF			
Steel plates/connectors for beams & girders	32	EA	250.00	\$8,000	
TS columns	1	TNS	3,900.00	\$3,900	
WF steel Beams	14	TNS	3,900.00	\$54,600	
OWS joists & girders	20	TNS	3,800.00	\$76,000	
1-1/2" 18 GA galv metal roof decking	17,788	SF	2.50	\$44,470	
3" 18 GA metal roof deck w/4-1/2" conc topping - outdoor mechanical ar	600	SF	6.00	\$3,600	
Add for conc topping at mech equipment areas	800	SF	2.00	\$1,600	
Exterior Walls					\$705,218
Conc sandwich panel: 3" ext conc, 3" rigid & 5" concrete	10,000	SF	29.00	\$290,000	
Conc sandwich panel: 3" ext conc, 3" rigid only at PCC cells	7,168	SF		\$0	Incl in "Special Construction"
Allowance for caulking	1	LS	2,800.00	\$2,800	
Yard wall PCC	9000	LF	30.00	\$270,000	
Secured exterior wall glazing at dayroom - 1/2" safety - impact resistant	-	SF	95.00	\$0	
Secured Stainless steel panels at dayroom	-	SF	95.00	\$0	
Detention windows				\$0	Incl in "Special Construction"
Secure wall glazing at entry & control	120	SF	155.00	\$18,600	
Sealer/waterproofing to conc walls	17,168	SF	1.00	\$17,168	
Sealer/waterproofing to backside of parapet walls	2,850	SF	1.00	\$2,850	
Metal soffit panels to outdoor area roof	3,600	SF	12.00	\$43,200	
Standard HM entry doors, frm & hw	4	EA	1,400.00	\$5,600	
Standard HM entry doors, frm & hw	4	PAIR	2,800.00	\$11,200	
HM entry doors: high security	8	EA	4,800.00	\$38,400	
Sally port swing entry door	1	EA	5,400.00	\$5,400	
Roofing	17,788	RA	22.34		\$397,378
Single ply membrane roofing	17,788	SF	4.00	\$71,152	
R-33 (5.5" thk) Rigid insulation	17,788	SF	4.85	\$86,272	
1/4" coverboard + vapor retarder	17,788	SF	1.68	\$29,884	
5/8" Deck sheathing	17,788	SF	1.65	\$29,350	
Skylights	1	LS	28,000.00	\$28,000	
Rec Area TS & Mesh roof covering	1,200	SF	85.00	\$102,000	
Parapet cap	1,120	LF	22.00	\$24,640	
Built in gutter	320	LF	18.00	\$5,760	
Downspouts	340	LF	8.00	\$2,720	

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Walkway pads	400	LF	10.00	\$4,000	
Wood blockings at roof edges	2,200	BF	4.00	\$8,800	
Roof access hatch	1	EA	2,800.00	\$2,800	
Mech equipment curbs	4	EA	500.00	\$2,000	
Interior Partitions & Doors					\$470,350
3-1/3" & 4" thk Precast conc cell walls	12,288	SF		\$0	Incl in "Special Construction"
3-3/4" & 4" thk Precast conc cell lid	7,168	SF		\$0	Incl in "Special Construction"
6" & 8" CMU partitions	8,000	SF	14.00	\$112,000	
Steel balcony railing	-	LF	160.00	\$0	
Bullet Resistant Glazing Systems	120	SF	155.00	\$18,600	
Secured interior glazing at control room	200	SF	155.00	\$31,000	
Relites - impact resistant at program space	90	SF	95.00	\$8,550	
Secure pass thru window w/counter: 6050	0	EA	4,000.00	\$0	
Bullet Resistant relite w/speak thru: 3060	4	EA	1,800.00	\$7,200	
Cell doors & cell chase doors	64	EA		\$0	Incl in "Special Construction"
Add for security hardware to cell doors	64	EA	3,400.00	\$217,600	
Shower panel partitions & doors	12	EA	1,850.00	\$22,200	
Corridor slider doors	0	EA	6,600.00	\$0	
Chase access door	8	EA	1,900.00	\$15,200	
HM Swing door - high security	4	EA	4,500.00	\$18,000	
HM Swing door - high security	0	PR	8,000.00	\$0	
Misc doors allowance	1	LS	20,000.00	\$20,000	
Interior Finishes					\$128,704
Seamless epoxy floor coating w/integral base	800	SF	8.00	\$6,400	
Seamless epoxy coating to CMU shower walls & conc ceilings	1,200	SF	6.50	\$7,800	
VCT flooring	400	SF	4.00	\$1,600	
Sealer to conc floor	12,800	SF	1.00	\$12,800	
Rubber base	120	LF	2.50	\$300	
1x1 Glue-on ACT to GWB on suspended metal studs	800	SF	8.00	\$6,400	
Add for expanded mesh under 1x1 ACT	800	SF	2.50	\$2,000	
Susp 2x4 ACT ceiling w/security mesh	100	SF	5.00	\$500	
GWB ceiling w/ expanded mtl backing on light gauge mtl stud frmng	1,000	SF	8.00	\$8,000	
Add for dropped edge: GWB, mesh, studs	800	SF	8.00	\$6,400	
1/2" Fiber cement bd on metal stud clg frmng	800	SF	6.75	\$5,400	
Paint walls	57,744	SF	1.00	\$57,744	
Paint exposed structure (no finish @ mech)	2,880	SF	2.00	\$5,760	

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Paint GWB ceilings	2,600	SF	1.00	\$2,600	
Paint standard & security doors & frame.	1	LS	5,000.00	\$5,000	
Specialties & Casework					\$69,040
Grab bar - toilet & shower	4	EA	150.00	\$600	
OFCI Toilet paper dispenser	2	EA	35.00	\$70	
OFCI Seatcover dispenser - visit restroom only	0	EA	25.00	\$0	
OFCI Paper towel dispenser	2	EA	40.00	\$80	
CFCI Disposal	2	EA	80.00	\$160	
OFCI Sanitary napkin dispenser	2	EA	80.00	\$160	
OFCI Sanitary napkin disposal	1	EA	40.00	\$40	
Mirrors	2	EA	85.00	\$170	
Staff lockers		NIC		\$0	
Marker boards/white boards/tack boards	4	EA	1,800.00	\$7,200	
Mail slots - 5-tiers	0	LF	250.00	\$0	
TV/VCR brackets	2	EA	250.00	\$500	
FE & cabinets	4	EA	350.00	\$1,400	
Code signage	1	LS	3,500.00	\$3,500	
Base cabinets	90	LF	200.00	\$18,000	
Wall cabinets	62	LF	120.00	\$7,440	
Desk	18	LF	120.00	\$2,160	
Phone counter	0	LF	80.00	\$0	
Officer station	30	LF	200.00	\$6,000	
Sgt's office Cab.	10	LF	200.00	\$2,000	
Storage shelving: 5x	40	LF	300.00	\$12,000	
Shelving: 1x	8	LF	45.00	\$360	
Full ht casework	8	LF	400.00	\$3,200	
SST wet bar	20	LF	200.00	\$4,000	
Special Construction					\$896,000
<i>Precast Cells per WSP quote</i>	64	EA	14,000.00	\$896,000	
Costs include the following:					
Provide & install PCC Cells w/door, window, plumbing, lighting, pwr & furniture					
Typical dbl bed cells	0	EA			
Single cells	64	EA			
Balcony - attached to 2nd floor cells	0	SF			
<i>Items not included in bid but need to be added:</i>					
Balcony railings		none			

SEGREGATION HOUSING

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Stairs to balcony		none			
Painting outside face of cell walls		See Ext Walls & Interior Finishes			
Concrete balcony slab adjacent to showers & misc		see floor framing			
Floor sealer in cells & balcony		see Interior Finishes			
Security hardware to Cell doors		see Interior doors			
Security hardware to Cell chase doors		see Interior doors			
Paint cell doors		see Interior Finishes			
Paint chase doors		see Interior Finishes			
Sprinklering inside of cells		see Mechanical			
Mechanical per MW - see back up 1					\$1,245,000
allowance	16,600	GSF	75.00	\$1,245,000	
Electrical per MW - see back up 1					\$1,160,744
Building electrical	16,600	GSF	42.03	\$697,770	
Division 17 Security	16,600	GSF	19.89	\$330,174	
Telecommunications	16,600	GSF	8.00	\$132,800	
Equipment					\$113,200
Fall restraint/protection	800	LF	65.00	\$52,000	
Phone Kiosk	8	EA	2,000.00	\$16,000	
Exercise equip- bball backstop only	8	EA	500.00	\$4,000	
Commercial ice maker w/chilled water & SST counter, insta hot & microw	8	EA	5,000.00	\$40,000	
OFCI Cell Table & Chair					See "Special Construction"
OFCI Bed & ladder					See "Special Construction"
OFCI Lockers in hybrid cells					See "Special Construction"
OFCI TV Bracket w/shelf					See "Special Construction"
OFCI day room tables & chair unit	8	EA	150.00	\$1,200	
CIP conc cell bed/desk					See "Special Construction"
SUB-TOTAL				\$5,732,725	\$5,732,725
General Conditions & LEED		11%			\$630,600
Overhead & profit		4%			\$254,533
Contingency		5%			\$330,893
TOTAL COST	16,600	GSF	418.60		\$6,948,750

HEALTH SERVICES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level 30,000

Upper Floor

TOTAL	30,000
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SUMMARY

Foundations	30,000	FPA	8.00	\$240,000
Slab on Grade	30,000	FPA	4.25	\$127,500
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	30,000	RA	12.50	\$375,000
Exterior Walls	5,600	XWA	51.00	\$285,600
Roofing	30,000	RA	11.33	\$339,872
Interior Partitions & Doors	30,000	GSF	18.00	\$540,000
Specialties & Casework	30,000	GSF	20.00	\$600,000
Interior Finishes	30,000	GSF	10.00	\$300,000
Special Construction	30,000	GSF	0.00	\$0
Conveying	30,000	GSF	0.00	\$0
Mechanical	30,000	GSF	58.20	\$1,746,000
Electrical	30,000	GSF	31.71	\$951,212
Security Electronics	30,000	GSF	11.53	\$345,866
IT: Telecommunications	30,000	GSF	8.47	\$254,080
Equipment & Furnishings	30,000	GSF	0.80	\$24,000
TOTAL RAW COST				\$6,129,130
General Conditions & LEED		11%		\$674,204
Overhead & profit		4%		\$272,133
Contingency		5%		\$353,773
TOTAL COST	30,000	GSF	247.64	\$7,429,241

HEALTH SERVICES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$240,000
New foundations to 3' deep	30,000	SF	8.00	\$240,000	
Slab on Grade					\$127,500
Slab on grade	30,000	SF	4.25	\$127,500	
Roof Framing					\$375,000
Steel beams, columns & OWSJ's	30,000	SF	10.00	\$300,000	
Metal roof decking	30,000	SF	2.50	\$75,000	
Exterior Walls					\$285,600
6" Metal stud, R21 batts	6,400	SF	5.00	\$32,000	
Tilt up or PCC Walls (contractor option)	6,400	SF	29.00	\$185,600	
1/4" safety glass, 1" air space, 1/4" Glass in HM	960	SF	65.00	\$62,400	
Hollow metal doors	4	EA	1400.00	\$5,600	
Roofing					\$339,872
Single ply roofing on rigid insul roofing system	30,000	SF	10.00	\$300,000	
Parapet cap	400	LF	12.00	\$4,800	
Scuppers	6	EA	400.00	\$2,400	
Downspouts	84	LF	8.00	\$672	
Walkway pads	240	LF	5.00	\$1,200	
Mech equipment curbs	4	EA	500.00	\$2,000	
4x4 skylights	24	EA	1200.00	\$28,800	
Interior Partitions & Doors					\$540,000
Allowance	30,000	GSF	18.00	\$540,000	
Specialties & Casework					\$600,000
Allowance	30,000	GSF	20.00	\$600,000	
Interior Finishes					\$300,000
Allowance	30,000	GSF	10.00	\$300,000	
Mechanical per MW - see back up 1					\$1,746,000
allowance	30,000	GSF	58.20	\$1,746,000	
Electrical per MW - see back up 1					\$1,551,158
Building electrical	30,000	GSF	31.71	\$951,212	
Division 17 Security	30,000	GSF	11.53	\$345,866	
Telecommunications	30,000	GSF	8.47	\$254,080	
Equipment					\$24,000
Allowance	1	LS	24000.00	\$24,000	
SUB-TOTAL				\$6,129,130	\$6,129,130

HEALTH SERVICES

WESTSIDE RECEPTION CENTER

Integrus Architects

Any Campus

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
General Conditions & LEED		11%			\$674,204
Overhead & profit		4%			\$272,133
Contingency		5%			\$353,773
TOTAL COST	30,000	GSF	247.64		\$7,429,241

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09/27/11

FOOD SERVICE and LAUNDRY

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level 20,315

Upper Floor

TOTAL	20,315
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SUMMARY

Foundations	20,315	FPA	8.00	\$162,518
Slab on Grade	20,315	FPA	4.25	\$86,338
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	20,315	RA	12.50	\$253,934
Exterior Walls	5,000	XWA	49.43	\$247,140
Roofing	20,315	RA	11.76	\$238,875
Interior Partitions & Doors	20,315	GSF	16.00	\$325,035
Specialties & Casework	20,315	GSF	20.00	\$406,294
Interior Finishes	20,315	GSF	8.00	\$162,518
Special Construction	20,315	GSF	0.00	\$0
Conveying	20,315	GSF	0.00	\$0
Mechanical	20,315	GSF	47.99	\$975,000
Electrical	20,315	GSF	27.56	\$559,881
Security Electronics	20,315	GSF	10.36	\$210,463
IT: Telecommunications	20,315	GSF	6.00	\$121,890
Equipment & Furnishings	30,346	GSF	60.22	\$1,827,505
TOTAL RAW COST				\$5,577,390
General Conditions & LEED		11%		\$613,513
Overhead & profit		4%		\$247,636
Contingency		5%		\$321,927
TOTAL COST	20,315	GSF	332.79	\$6,760,466

FOOD SERVICE and LAUNDRY

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$162,518
New foundations to 3' deep	20,315	SF	8.00	\$162,518	
Slab on Grade					\$86,338
Slab on grade	20,315	SF	4.25	\$86,338	
Roof Framing					\$253,934
Steel beams, columns & OWSJ's	20,315	SF	10.00	\$203,147	
Fireproofing		NIC			
Metal roof decking	20,315	SF	2.50	\$50,787	
Exterior Walls					\$247,140
6" Metal stud, R21 batts	3,360	SF	5.00	\$16,800	
Tilt up or PCC Walls (contractor option)	3,360	SF	29.00	\$97,440	
Chain link fence @ trash	40	LF	25.00	\$1,000	
Chain link gate @ trash	1	EA	500.00	\$500	
1/4" safety glass, 1" air space, 1/4" Glass in HM	1,800	SF	65.00	\$117,000	
Hollow metal doors	5	EA	1400.00	\$7,000	
8x8 OH Doors - auto, dock cushion	1	EA	7400.00	\$7,400	
Roofing					\$238,875
Single ply roofing on rigid insul roofing system	20,315	SF	10.00	\$203,147	
Roof access hatch	1	EA	2800.00	\$2,800	
Parapet cap	240	LF	12.00	\$2,880	
Scuppers	4	EA	400.00	\$1,600	
Downspouts	56	LF	8.00	\$448	
4x4 Skylights	20	EA	1200.00	\$24,000	
Mech equipment curbs	8	EA	500.00	\$4,000	
Interior Partitions & Doors					\$325,035
Allowance	20,315	GSF	16.00	\$325,035	
Specialties & Casework					\$406,294
Allowance	20,315	SF	20.00	\$406,294	
Interior Finishes					\$162,518
Allowance	20,315	SF	8.00	\$162,518	
Mechanical per MW - see back up 1					\$975,000
allowance	20,315	SF	47.99	\$975,000	
Electrical per MW - see back up 1					\$892,234
Building electrical	20,315	SF	27.56	\$559,881	
Division 17 Security	20,315	SF	10.36	\$210,463	

FOOD SERVICE and LAUNDRY

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Telecommunications	20,315	SF	6.00	\$121,890	
Equipment					\$1,827,505
Food Service Equipment per Cleavenger	1	LS		\$1,174,105	
Laundry Equipment per Cleavenger	1	LS		\$643,400	
Misc allowance	1	LS	10000.00	\$10,000	
SUB-TOTAL				\$5,577,390	\$5,577,390
General Conditions & LEED			11%		\$613,513
Overhead & profit			4%		\$247,636
Contingency			5%		\$321,927
TOTAL COST	20,315	GSF	332.79		\$6,760,466

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FOOD SERVICE and LAUNDRY RENOVATE BLDG 11

WESTSIDE RECEPTION CENTER

Integrus Architects

Maple Lane Campus, Thurston County, WA

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS					
(e) Bldg 11 Multi-Service	17,363		convert to Kitchen & Laundry		
(e) Bldg 11 Multi-Service	12,983		convert to storage and ware house staging		
TOTAL	30,346				

SUMMARY					
Foundations	30,346	FPA	0.00		\$0
Slab on Grade	30,346	FPA	0.33		\$10,000
Stairs	0	EA			\$0
Floor Framing	0	UFA			\$0
Roof Framing	30,346	RA	0.00		\$0
Exterior Walls	5,000	XWA	25.38		\$126,900
Roofing	30,346	RA	2.97		\$90,265
Interior Partitions & Doors	30,346	GSF	22.22		\$674,339
Specialties & Casework	30,346	GSF	13.66		\$414,444
Interior Finishes	30,346	GSF	7.43		\$225,562
Special Construction	30,346	GSF	0.00		\$0
Conveying	30,346	GSF	0.00		\$0
Mechanical	20,315	GSF	55.38		\$1,125,000
Electrical	20,315	GSF	31.69		\$643,782
Security Electronics	20,315	GSF	11.91		\$241,952
IT: Telecommunications	20,315	GSF	6.90		\$140,174
Equipment & Furnishings	30,346	GSF	60.22		\$1,827,505
TOTAL RAW COST					\$5,519,923
General Conditions & LEED		11%			\$607,191
Overhead & profit		4%			\$245,085
Contingency		5%			\$318,610
TOTAL COST	30,346	GSF	220.48		\$6,690,808

WESTSIDE RECEPTION CENTER
 Maple Lane Campus, Thurston County, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$0
New foundations to 3' deep	0	SF	8.00	\$0	
Slab on Grade					\$10,000
allow for cut & patch for new plumbing pipe	1	LS	10000.00	\$10,000	
Roof Framing					\$0
existing			10.00	\$0	
Exterior Walls					\$126,900
Entry update allowance	1	LS	85000.00	\$85,000	
Add cutting/patching for new doors/windows	1	LS	20000.00	\$20,000	
Chain link fence @ trash	40	LF	25.00	\$1,000	
Chain link gate @ trash	1	EA	500.00	\$500	
Hollow metal doors	4	EA	1400.00	\$5,600	
8x8 OH Doors - auto, dock cushion	2	EA	7400.00	\$14,800	
Roofing					\$90,265
existing				\$0	
add sono-tube skylights	12	EA	1200.00	\$14,400	
add attic insul to increase R-value	30,346	SF	2.50	\$75,865	
Interior Partitions & Doors					\$674,339
Gut/demo interiors allowance	30,346	GSF	8.50	\$257,941	
HazMat		NIC		\$0	
Kitchen & Laundry partitions & Doors	17,363	SF	18.00	\$312,534	
Storage area partitions & Doors	12,983	SF	8.00	\$103,864	
Specialties & Casework					\$414,444
Kitchen & Laundry	17,363	SF	22.00	\$381,986	
Storage Area	12,983	SF	2.50	\$32,458	
Interior Finishes					\$225,562
Kitchen & Laundry	17,363	SF	10.00	\$173,630	
Storage Area	12,983	SF	4.00	\$51,932	
Mechanical per MW - see back up 2					\$1,125,000
allowance	20,315	SF	55.38	\$1,125,000	
Electrical per MW - see back up 2					\$1,025,908
Building electrical	20,315	SF	31.69	\$643,782	
Division 17 Security	20,315	SF	11.91	\$241,952	
Telecommunications	20,315	SF	6.90	\$140,174	
Equipment					\$1,827,505

FOOD SERVICE and LAUNDRY RENOVATE BLDG 11

WESTSIDE RECEPTION CENTER

Integrus Architects

Maple Lane Campus, Thurston County, WA

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Food Service Equipment per Cleavenger	1	LS		\$1,174,105	
Laundry Equipment per Cleavenger	1	LS		\$643,400	
Misc allowance	1	LS	10000.00	\$10,000	
SUB-TOTAL				\$5,519,923	\$5,519,923
General Conditions & LEED			11%		\$607,191
Overhead & profit			4%		\$245,085
Contingency			5%		\$318,610
TOTAL COST				30,346 GSF	220.48
					\$6,690,808

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09/27/11

WAREHOUSE MAINTENANCE

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
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GSF ANALYSIS

Main Level	17,945
Upper Floor	0
TOTAL	17,945

SUMMARY

Foundations	17,945	FPA	8.00	\$143,615
Slab on Grade	17,945	FPA	4.25	\$76,266
Stairs	0	EA		\$0
Floor Framing	0	UFA		\$0
Roof Framing	17,945	RA	12.50	\$224,313
Exterior Walls	4,200	XWA	70.86	\$297,600
Roofing	17,945	RA	15.12	\$271,338
Interior Partitions & Doors	17,945	GSF	8.00	\$143,560
Specialties & Casework	17,945	GSF	10.00	\$179,450
Interior Finishes	17,945	GSF	4.00	\$71,780
Conveying	17,945	GSF	0.00	\$0
Mechanical	17,945	GSF	36.33	\$652,002
Electrical	17,945	GSF	10.01	\$179,706
Security Electronics	17,945	GSF	6.08	\$109,045
IT: Telecommunications	17,945	GSF	7.29	\$130,854
Equipment & Furnishings	17,945	GSF	16.99	\$304,860
TOTAL RAW COST				\$2,784,388
General Conditions & LEED		11%		\$306,283
Overhead & profit		4%		\$123,627
Contingency		5%		\$160,715
TOTAL COST	17,945	GSF	188.08	\$3,375,013

WAREHOUSE MAINTENANCE

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$143,615
New foundations to 3' deep	17,945	SF	7.00	\$125,615	
Loading dock foundations	20	CY	900.00	\$18,000	
Slab on Grade					\$76,266
Slab on grade	17,945	SF	4.25	\$76,266	
Roof Framing					\$224,313
Steel beams, columns & OWSJ's	17,945	SF	10.00	\$179,450	
Fireproofing		NIC		\$0	
Metal roof decking	17,945	SF	2.50	\$44,863	
Exterior Walls					\$297,600
6" Metal stud, R21 batts	5,600	SF	5.00	\$28,000	
Tilt up or PCC	5,600	SF	29.00	\$162,400	
Standard Alum Windows	1,200	SF	65.00	\$78,000	
10x12 OH Doors - auto	1	EA	8800.00	\$8,800	
8x8 OH Doors - auto	2	EA	7400.00	\$14,800	
Hollow metal doors	4	EA	1400.00	\$5,600	
Roofing					\$271,338
Single ply roofing on rigid - system	21,809	SF	10.00	\$218,090	
Parapet cap	400	LF	12.00	\$4,800	
Scuppers	4	EA	400.00	\$1,600	
Downspouts	56	LF	8.00	\$448	
Walk way pads	240	LF	5.00	\$1,200	
Mech equip curbs	4	EA	500.00	\$2,000	
4x4 skylights	36	EA	1200.00	\$43,200	
Interior Partitions & Doors					\$143,560
Allowance	17,945	SF	8.00	\$143,560	
Specialties & Casework					\$179,450
Allowance	17,945	GSF	10.00	\$179,450	
Interior Finishes					\$71,780
Allowance	17,945	GSF	4.00	\$71,780	
Mechanical per MW - see back up 1					\$652,002
allowance	17,945	SF	36.33	\$652,002	
Electrical per MW - see back up 1					\$419,605
Building electrical	17,945	SF	10.01	\$179,706	
Division 17 Security	17,945	SF	6.08	\$109,045	

WAREHOUSE MAINTENANCE

WESTSIDE RECEPTION CENTER

Integrus Architects

Mason & Kitsap County

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Telecommunications	17,945	SF	7.29	\$130,854	
Equipment					\$304,860
Dock cushions	2	EA	2,000.00	\$4,000	
Dock bumpers	3	EA	1,200.00	\$3,600	
Dock levelers	1	EA	4000.00	\$4,000	
Warehouse Food Svc equip per Cleavenger	1	LS		\$293,260	
SUB-TOTAL				\$2,784,388	\$2,784,388
General Conditions & LEED		11%			\$306,283
Overhead & profit		4%			\$123,627
Contingency		5%			\$160,715
TOTAL COST	17,945	GSF	188.08		\$3,375,013

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WAREHOUSE MAINTENANCE RENOVATE BLDGS 37 and 38

WESTSIDE RECEPTION CENTER

Integrus Architects

Maple Lane Campus, Thurston County, WA

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
GSF ANALYSIS					
(e) Bldg 37 VocTech	10,450		convert to Maintenance		
(e) Bldg 38 Commissary	4,513		convert to Ware House		
New Warehouse Addition	2,982				
TOTAL	17,945				

SUMMARY					
Foundations	17,945	FPA	2.17		\$38,874
Slab on Grade	17,945	FPA	0.98		\$17,674
Stairs	0	EA			\$0
Floor Framing	0	UFA			\$0
Roof Framing	17,945	RA	2.49		\$44,730
Exterior Walls	4,200	XWA	28.93		\$121,500
Roofing	17,945	RA	3.05		\$54,688
Interior Partitions & Doors	17,945	GSF	15.09		\$270,746
Specialties & Casework	17,945	GSF	10.00		\$179,450
Interior Finishes	17,945	GSF	4.00		\$71,780
Conveying	17,945	GSF	0.00		\$0
Mechanical	17,945	GSF	44.66		\$801,480
Electrical	17,945	GSF	11.01		\$197,590
Security Electronics	17,945	GSF	6.68		\$119,950
IT: Telecommunications	17,945	GSF	8.02		\$143,939
Equipment & Furnishings	19,432	GSF	15.69		\$304,860
TOTAL RAW COST					\$2,367,260
General Conditions & LEED			11%		\$260,399
Overhead & profit			4%		\$105,106
Contingency			5%		\$136,638
TOTAL COST	17,945	GSF	159.90		\$2,869,403

WESTSIDE RECEPTION CENTER

Integrus Architects

Maple Lane Campus, Thurston County, WA

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
COST ESTIMATE DETAIL					
Foundations					\$38,874
New foundations to 3' deep	2,982	SF	7.00	\$20,874	
Loading dock foundations	20	CY	900.00	\$18,000	
Slab on Grade					\$17,674
Slab on grade	2,982	SF	4.25	\$12,674	
add for tying into existing	1	LS	5000.00	\$5,000	
Roof Framing					\$44,730
Steel beams, columns & OWSJ's	2,982	SF	12.00	\$35,784	
Fireproofing		NIC		\$0	
Metal roof decking	2,982	SF	3.00	\$8,946	
Exterior Walls					\$121,500
6" Metal stud, R21 batts	4,500	SF	5.00	\$22,500	
Metal siding to match existing	4,500	SF	10.00	\$45,000	
Sheathing	4,500	SF	2.00	\$9,000	
Standard Alum Windows	400	SF	65.00	\$26,000	
10x12 OH Doors - auto	1	EA	8800.00	\$8,800	
8x8 OH Doors - auto	1	EA	7400.00	\$7,400	
Hollow metal doors	2	EA	1400.00	\$2,800	
Roofing					\$54,688
Standing seam metal to match (e)	2,982	SF	16.00	\$47,712	
Gutters	200	LF	8.00	\$1,600	
Downspouts	72	LF	8.00	\$576	
sono tube skylights	4	EA	1200.00	\$4,800	
Interior Partitions & Doors					\$270,746
Gut/demo interiors allowance	14,963	SF	8.50	\$127,186	
HazMat		NIC		\$0	
Partitions & doors allowance	17,945	SF	8.00	\$143,560	
Specialties & Casework					\$179,450
Allowance	17,945	GSF	10.00	\$179,450	
Interior Finishes					\$71,780
Allowance	17,945	GSF	4.00	\$71,780	
Mechanical per MW - see back up					\$801,480
allowance	17,945	SF	44.66	\$801,480	
Electrical per MW - see back up					\$461,479
Building electrical	17,945	SF	11.01	\$197,590	

WAREHOUSE MAINTENANCE RENOVATE BLDGS 37 and 38

WESTSIDE RECEPTION CENTER

Integrus Architects

Maple Lane Campus, Thurston County, WA

Matson Carlson & Assoc., Estimating

Pre-Design Cost Estimate

9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
Division 17 Security	17,945	SF	6.68	\$119,950	
Telecommunications	17,945	SF	8.02	\$143,939	
Equipment					\$304,860
Dock cushions	2	EA	2,000.00	\$4,000	
Dock bumpers	3	EA	1,200.00	\$3,600	
Dock levelers	1	EA	4000.00	\$4,000	
Warehouse Food Svc equip per Cleavenger	1	LS		\$293,260	
SUB-TOTAL				\$2,367,260	\$2,367,260
General Conditions & LEED		11%			\$260,399
Overhead & profit		4%			\$105,106
Contingency		5%			\$136,638
TOTAL COST	17,945	GSF	159.90		\$2,869,403

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BREMERTON SITEWORK

WESTSIDE RECEPTION CENTER
 Bremerton Campus, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
ON-SITEWORK per AABL (uon)					
Site Preparation					\$3,945,210
Site prep & grading	1	LS	3,711,750.00	\$3,711,750	
TESC	1	LS	233,460.00	\$233,460	
Site Improvements					\$7,616,098
Parking lot including pvmnt markings	1	LS	1,165,700.00	\$1,165,700	
Traffic Control	1	LS	25,000.00	\$25,000	
Sidewalks & retaining walls	1	LS	57,000.00	\$57,000	
Landscape & irrigation per MCA	120,000	SF	10.00	\$1,200,000 per MCA	
Landscape with no irrigation - min plants - per MCA	22,500	SF	5.00	\$112,500 per MCA	
Bus Barn per MCA	14,520	SF	300.00	\$4,356,000 per MCA	
Carport/Bus canopy w/lighting	5,000	SF	65.00	\$325,000 per MCA	
Misc Construction	1	LS	324,898.00	\$324,898	
Misc fencings per MCA	1	LS	50,000.00	\$50,000 per MCA	
Security fencing, patrol towers		NONE		\$0	
Site Utilities					\$4,161,780
Gas service	1	LS	6,720.00	\$6,720	
Water service	1	LS	428,900.00	\$428,900	
Storm drainage	1	LS	566,900.00	\$566,900	
Sanitary Sewer	1	LS	309,260.00	\$309,260	
<i>Site Electrical per MW - see back up 1</i>					
ELEC UG power & XFMR's & GenSet	1	LS	2,000,000.00	\$2,000,000	
Site Lighting	1	LS	300,000.00	\$300,000	
Security Electronics	1	LS	250,000.00	\$250,000	
Telecommunications	1	LS	300,000.00	\$300,000	
SUB-TOTAL				\$15,723,088	\$15,723,088
General Conditions & LEED		11%			\$1,729,540
Overhead & profit		4%			\$698,105
Contingency		10%			\$1,815,073
TOTAL COST					\$19,965,806

BREMERTON SITEWORK

WESTSIDE RECEPTION CENTER
 Bremerton Campus, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
OFF-SITWORK per ABL (uon)					
Site Preparation					\$0
Site prep & demo	1	LS	0.00	\$0	
TESC	1	LS	0.00	\$0	
Site Improvements					\$1,356,946
STREET IMPROVEMENTS	1	LS	331,710.00	\$331,710	
LANDSCAPE/streetscape allowance	15,000	SF	25.00	\$375,000	per MCA
Traffic Control	1	LS	20,000.00	\$20,000	
Sidewalks & retaining walls	1	LS	0.00	\$0	
Misc Construction	1	LS	630,235.50	\$630,236	
Site Utilities					\$14,268,600
Gas service	1	LS	17,600.00	\$17,600	
Water service	1	LS	3,549,000.00	\$3,549,000	
Storm drainage	1	LS	0.00	\$0	
Sanitary Sewer	1	LS	8,704,000.00	\$8,704,000	
<i>Site Electrical</i>					
ELEC power - Overhead - extension	1	LS	0.00	\$0	
ELEC UG power & XFMR's	1	LS	200,000.00	\$200,000	per MCA
Bremerton Site - Non Recurring Electrical Service Fee	1	LS		\$1,750,000	Per MEP back Up 1
Bremerton Site - Non Recurring Telecom Service Fee	1	LS		\$48,000	Per MEP back Up 1
Street Lighting	1	LS	0.00	\$0	
SUB-TOTAL				\$15,625,546	\$15,625,546
General Conditions & LEED		11%			\$1,718,810
Overhead & profit		4%			\$693,774
Contingency		10%			\$1,803,813
TOTAL COST					\$19,841,943

MASON SITEWORK

WESTSIDE RECEPTION CENTER
 Mason County, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
ON-SITEWORK per AHB� (uon)					
Site Preparation per AHB�					\$1,972,250
Site prep & grading	1	LS	1,772,250.00	\$1,772,250	
TESC	1	LS	200,000.00	\$200,000	
Site Improvements					\$4,336,665
Parking lot including pvmnt markings	1	LS	1,020,000.00	\$1,020,000	
Traffic Control	1	LS	25,000.00	\$25,000	
Sidewalks & retaining walls	1	LS	237,000.00	\$237,000	
Landscape & irrigation per MCA	120,000	SF	10.00	\$1,200,000 per MCA	
Landscape with no irrigation - min plants - per MCA	22,500	SF	5.00	\$112,500 per MCA	
Bus Barn per MCA - renovate/add to (e) bldg	10,327	SF	140.00	\$1,445,780 per MCA	
Misc Construction	1	LS	246,385.00	\$246,385	
Misc fencings per MCA	1	LS	50,000.00	\$50,000 per MCA	
Security fencing, patrol towers		NONE		\$0	
Site Utilities per AHB�					\$4,525,900
Gas service	1	LS	2,440.00	\$2,440	
Water service	1	LS	662,400.00	\$662,400	
Storm drainage	1	LS	609,400.00	\$609,400	
Sanitary Sewer	1	LS	401,660.00	\$401,660	
<i>Site Electrical per MW - see back up 1</i>					
ELEC UG power & XFMR's & GenSet	1	LS	2,000,000.00	\$2,000,000	
Site Lighting	1	LS	300,000.00	\$300,000	
Security Electronics	1	LS	250,000.00	\$250,000	
Telecommunications	1	LS	300,000.00	\$300,000	
SUB-TOTAL				\$10,834,815	\$10,834,815
General Conditions & LEED		11%			\$1,191,830
Overhead & profit		4%			\$481,066
Contingency		10%			\$1,250,771
TOTAL COST					\$13,758,481

MASON SITEWORK

WESTSIDE RECEPTION CENTER
 Mason County, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
OFF-SITEWORK per AHBL (uon)					
Site Preparation					\$0
Site prep & demo	1	LS	0.00	\$0	
TESC	1	LS	0.00	\$0	
Site Improvements				\$0	\$1,124,418
STREET IMPROVEMENTS	1	LS	200,000.00	\$200,000	
LANDSCAPE/streetscape allowance	15,000	SF	25.00	\$375,000 per MCA	
Traffic Control	1	LS	0.00	\$0	
Sidewalks & retaining walls	1	LS	0.00	\$0	
Carport/Bus canopy w/lighting	5,000	SF	65.00	\$325,000 per MCA	
Misc Construction	1	LS	224,418.00	\$224,418	
Site Utilities per AHBL					\$4,903,364
Gas service	1	LS	0.00	\$0	
Water service	1	LS	3,788,364.00	\$3,788,364	
Storm drainage	1	LS	0.00	\$0	
Sanitary Sewer	1	LS	500,000.00	\$500,000	
<i>Site Electrical</i>					
ELEC power - Overhead - extension	1	LS	0.00	\$0	
ELEC UG power & XFMR's	1	LS	200,000.00	\$200,000 per MCA	
Mason County Site - Non Recurring Electrical Service Fee	1	LS		\$400,000 Per MEP back Up 1	
Mason County Site - Non Recurring Telecom Service Fee	1	LS		\$15,000 Per MEP back Up 1	
Street Lighting	1	LS	0.00	\$0	
SUB-TOTAL				\$6,027,782	\$6,027,782
General Conditions & LEED		11%			\$663,056
Overhead & profit		4%			\$267,634
Contingency		10%			\$695,847
TOTAL COST					\$7,654,319

THURSTON SITEWORK

WESTSIDE RECEPTION CENTER
 Thurston County, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
ON-SITEWORK per AABL (uon)					
Site Preparation					\$953,300
Site prep & grading	1	LS	853,300.00	\$853,300	
TESC	1	LS	100,000.00	\$100,000	
Demo (e) buildings	27,944	SF	8.00	\$223,552 per MCA	
Site Improvements					\$3,213,740
Parking lot including pvmnt markings	1	LS	360,000.00	\$360,000	
Traffic Control	1	LS	15,000.00	\$15,000	
Sidewalks & retaining walls	1	LS	41,250.00	\$41,250	
Landscape & irrigation per MCA	60,000	SF	10.00	\$600,000 per MCA	
Landscape with no irrigation - min plants - per MCA	10,000	SF	5.00	\$50,000 per MCA	
Bus Barn per MCA - convert (e) bldg 29 Maintenance	10,327	SF	140.00	\$1,445,780 per MCA	
Carport/Bus canopy w/lighting	5,000	SF	65.00	\$325,000 per MCA	
Misc Construction	1	LS	109,110.00	\$109,110	
Misc fencings per MCA	1	LS	50,000.00	\$50,000 per MCA	
Security fencing	320	LF	680.00	\$217,600 per MCA	
Site Utilities per AABL					\$3,917,645
Gas service	1	LS	5,000.00	\$5,000	
Water service	1	LS	312,100.00	\$312,100	
Storm drainage	1	LS	313,245.00	\$313,245	
Sanitary Sewer	1	LS	187,300.00	\$187,300	
<i>Site Electrical per MW - see back 2</i>					
ELEC UG power & XFMR's & GenSet	1	LS	2,100,000.00	\$2,100,000	
Site Lighting	1	LS	350,000.00	\$350,000	
Security Electronics	1	LS	300,000.00	\$300,000	
Telecommunications	1	LS	350,000.00	\$350,000	
SUB-TOTAL				\$8,308,237	\$8,084,685
General Conditions & LEED		11%			\$889,315
Overhead & profit		4%			\$358,960
Contingency		10%			\$933,296
TOTAL COST					\$10,266,256

THURSTON SITEWORK

WESTSIDE RECEPTION CENTER
 Thurston County, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

Description	Quantity	Unit	Unit Price	Sub-Total	TOTAL
OFF-SITWORK per AABL (uon)					
Site Preparation					\$4,700
Site prep & demo	1	LS	2,700.00	\$2,700	
TESC	1	LS	2,000.00	\$2,000	
Site Improvements				\$0	\$439,303
STREET IMPROVEMENTS	1	LS	7,560.00	\$7,560	
LANDSCAPE/streetscape allowance	15,000	SF	25.00	\$375,000 per MCA	
Traffic Control	1	LS	2,000.00	\$2,000	
Sidewalks & retaining walls	1	LS	0.00	\$0	
Misc Construction	1	LS	54,743.00	\$54,743	
Site Utilities					\$1,312,600
Gas service	1	LS	0.00	\$0	
Water service	1	LS	1,080,600.00	\$1,080,600	
Storm drainage	1	LS	0.00	\$0	
Sanitary Sewer	1	LS	0.00	\$0	
<i>Site Electrical</i>					
ELEC power - Overhead - extension	1	LS	0.00	\$0	
Maple Lane Site - Non Recurring Electrical Service Fee				\$15,000 Per MEP Back Up 2	
Maple Lane Site - Non Recurring Telecom Service Fee				\$7,000 Per MEP Back Up 2	
ELEC UG power & XFMR's	1	LS	200,000.00	\$200,000 per MCA	
Street Lighting	1	LS	10,000.00	\$10,000 per AABL	
SUB-TOTAL				\$1,756,603	\$1,756,603
General Conditions & LEED		11%			\$193,226
Overhead & profit		4%			\$77,993
Contingency		10%			\$202,782
TOTAL COST					\$2,230,605

SUMMARY

WESTSIDE RECEPTION CENTER Mason County & Bremerston, WA Pre-Design Cost Estimate										Integrus Architects MW Consulting Engineers 8/4/2015		
KEY	UNIFORMAT	EA & SS EXTERIOR ADMIN and STAFF SUPPORT	IA & CS INSIDE ADMIN and CONTROL STATIONS	C&O CUSTODY and OPERATION S	RTR&P RECEPT/XFR /RELEASE and PUBLIC SPACES	MH MED SECURITY HOUSING	CCH CLOSE CUSTODY HOUSING	SEGH SEG HOUSING	HS HEALTH SERVICES	FS & L FOOD SERVICE and LAUNDRY	WH&M WARE HOUSE and MAINTEN- ANCE	TOTAL
	BUILDINGS					x4 BLDGS	x2 BLDGS					
150	Mechanical	\$978,414	\$415,214	\$331,700	\$1,311,000	\$10,292,000	\$4,564,000	1,245,000	1,746,000	\$975,000	\$652,002	\$22,621,328 + \$500,000 Sustainability Allowance
160	Electrical	\$347,306	\$147,388	\$129,164	\$716,374	\$4,231,565	\$2,364,939	\$697,770	\$951,212	\$559,881	\$179,706	\$10,325,305
161	Sec Electronic	\$422,761	\$179,409	\$157,226	\$260,478	\$2,163,708	\$1,172,714	\$330,174	\$345,866	\$210,463	\$109,045	\$5,351,844
161	IT - Telecom	\$178,380	\$75,700	\$66,340	\$239,109	\$1,257,056	\$557,440	\$132,800	\$254,080	\$121,890	\$130,854	\$3,013,649
		\$948,447	\$402,497	\$352,730	\$1,215,961	\$7,652,329	\$4,095,093	\$1,160,744	\$1,551,158			
407	On Site Utilities - Electrical (Med Voltage Equipment, Generators and Distribution)											\$2,000,000
407	On Site Utilities - Lighting											\$300,000
407	On Site Utilities - Telecom											\$250,000
407	On Site Utilities - Security											\$300,000
407	On Site Utilities -Bus Barn Elec, Telecom & Security Cost											\$240,000
407	On Site Utilities -Bus Barn Mechanical											\$280,000
	OFF-SITE ELECTRICAL											
	Bremerton Site - Non Recurring Electrical Service Fee											\$1,750,000
	Bremerton Site - Non Recurring Telecom Service Fee											\$48,000
	Mason County Site - Non Recurring Electrical Service Fee											\$400,000
	Mason County Site - Non Recurring Telecom Service Fee											\$15,000

SUMMARY

WESTSIDE RECEPTION CENTER				Integrus Architects								
Thurston County, WA (Maple Lane Campus)				MW Consulting Engineers								
Pre-Design Cost Estimate				8/4/2015								
KEY	UNIFORMAT	EA & SS	IA & CS	C&O	RTR&P	MH	CCH	SEGH	HS	FS & L	WH&M	TOTAL
		EXTERIOR ADMIN and STAFF SUPPORT	INSIDE ADMIN and CONTROL STATIONS	CUSTODY and OPERATIONS	RECEPT/XFR /RELEASE and PUBLIC SPACES	MED SECURITY HOUSING	CLOSE CUSTODY HOUSING	SEG HOUSING	HEALTH SERVICES	FOOD SERVICE and LAUNDRY (See Note 1)	WARE HOUSE and MAINTEN- ANCE (See Note 1)	
BUILDINGS						x4 BLDGS	x2 BLDGS			remodel	remodel	
150	Mechanical	\$978,414	\$415,214	\$331,700	\$1,311,000	\$10,292,000	\$4,564,000	1,245,000	1,746,000	\$1,125,000	\$684,884	\$22,809,808
										(20,315 sq.ft.)	(17,945 sq.ft.)	+ 500,000
												Sustainability Allowance
160	Electrical	\$347,306	\$147,388	\$129,164	\$716,374	\$4,231,565	\$2,364,939	\$697,770	\$951,212	\$643,782	\$197,590	\$10,427,090
161	Sec Electronic	\$422,761	\$179,409	\$157,226	\$260,478	\$2,163,708	\$1,172,714	\$330,174	\$345,866	\$241,952	\$119,950	\$5,394,238
161	IT - Telecom	\$178,380	\$75,700	\$66,340	\$239,109	\$1,257,056	\$557,440	\$132,800	\$254,080	\$140,174	\$143,939	\$3,045,018
407	On Site Utilities - Electrical (Med Voltage Equipment, Generators and Distribution)											\$2,100,000
407	On Site Utilities - Lighting											\$350,000
407	On Site Utilities - Telecom											\$300,000
407	On Site Utilities - Security											\$350,000
407	On Site Utilities - Bus Barn Elec, Telecom & Security Cost											\$240,000
407	On Site Utilities - Bus Barn Mechanical											\$280,000

NOTES:

1 Assume the program square footage for the Thurston County food service/laundry and ware house/maintenance renovations are the same as indicated in the program square footages used for the Mason County and Bremerton sites.

OFF-SITE ELECTRICAL					
Maple Lane Site - Non Recurring Electrical Service Fee					\$15,000
Maple Lane Site - Non Recurring Telecom Service Fee					\$7,000

CLEVENGER ASSOCIATES

FOODSERVICE AND LAUNDRY
DESIGN/CONSULTING

11803 101ST AVE. CT. E, STE. 203
PUYALLUP, WASHINGTON 98373
(253) 841-7811 • FAX (253) 841-7435
E-mail: info@clevengerassoc.com
www.clevengerassoc.com

WDOC RECEPTION CENTER

NEW FACILITY

KITCHEN FOOD SERVICE EQUIPMENT BUDGET

QTY	DESCRIPTION	PRICE QUOTE
DRY STORAGE		
LOT	SHELVING 1,000 SQ. FT.	\$ 15,000.00
COLD STORAGE		
1	WALK-IN COOLER 700 SQ. FT.	\$ 70,000.00
1	WALK-IN FREEZER 850 SQ. FT.	\$ 85,000.00
LOT	SHELVING 1,550 SQ. FT.	\$ 31,000.00
LOT	RACK/UNIT COOLERS (7 EVAPS-6 COMPRESSORS)	\$ 98,000.00
POT AND PAN WASH		
1	POWERSOAK (20')	\$ 9,565.00
8	POT SHELVING	\$ 3,520.00
1	HANDSINK	\$ 700.00
1	FLOOR TROUGH AND GRATE (20')	\$ 8,000.00
TRAY WASH		
2	CONVEYORS (66")	\$ 119,400.00
1	SOILED DISHTABLE (20')	\$ 8,000.00
1	PULPER	\$ 5,980.00
2	CLEAN TABLES (8')	\$ 5,600.00
1	HOSE REEL	\$ 1,205.00
2	PRE-RINSE	\$ 440.00
5	SHELVING (48")	\$ 2,200.00
12	TRAY DELIVERY RACKS	\$ 4,200.00
2	HANDSINK	\$ 1,400.00
1	FLOOR TROUGH AND GRATE (20')	\$ 8,000.00
JANITOR/CLEAN LINEN/DIRTY LINEN		
1	MOP AND BROOM RACK	\$ 335.00
6	SHELVING (48")	\$ 1,980.00
STAFF DINING/BREAK AREA		
1	HANDSINK	\$ 700.00
1	HOT HOLDING CABINET	\$ 2,730.00
1	THREE COMPARTMENT SINK (UNTENSIL)	\$ 1,610.00
1	WALL CABINET	\$ 2,070.00
1	ROLL-IN REFRIGERATOR WITH RACK	\$ 4,985.00
1	PLATE DISPENSER	\$ 1,265.00
1	WORK COUNTER	\$ 1,840.00
1	HOT FOOD COUNTER (MOBILE)	\$ 5,060.00
1	WORK COUNTER	\$ 1,380.00
1	REFRIGERATED COLD COUNTER (MOBILE)	\$ 4,600.00
1	REFRIGERATED COLD COUNTER (MOBILE)	\$ 6,095.00
1	PLATE DISPENSER	\$ 1,265.00
1	MICROWAVE OVEN	\$ 2,070.00
1	CONDIMENT RACK	\$ 115.00
1	WALL CABINET	\$ 2,070.00
1	COUNTER WITH SINK	\$ 3,450.00
1	REACH IN REFRIGERATOR	\$ 4,255.00
1	HAND SINK	\$ 700.00
1	TRASH RECEPTICAL (DOUBLE)	\$ 1,195.00
1	BUSSING CABINET	\$ 1,265.00
19		\$ 48,020.00
CAN WASH		
1	FLOOR TROUGH AND GRATE (8')	\$ 3,200.00
1	PRESSURE WASHER W/FAUCET	\$ 3,105.00

FOODSERVICE EQUIPMENT BUDGET
CLEVENGER ASSOCIATES
MAY 23, 2011

1	STAINLESS STEEL WALL FLASHING (18 LIN. FT.)	\$	2,070.00
VEG. PREP/SPECIAL DIET			
1	2 DOOR REACH-IN REFRIGERATOR	\$	9,935.00
1	WALL WORKTABLE (22')	\$	7,700.00
1	ISLAND WORKTABLE (8')	\$	4,000.00
1	2 COMPARTMENT SINK (12')	\$	5,000.00
1	FLOOR FOOD CUTTER	\$	13,780.00
1	FOOD PROCESSOR	\$	1,120.00
1	SLICER	\$	6,820.00
1	SLICER TABLE	\$	900.00
1	WALL CABINET (4')	\$	1,250.00
2	WALL SHELF (20')	\$	3,000.00
1	FLOOR TROUGH AND GRATE (3')	\$	1,200.00
1	HANDSINK	\$	700.00
COOKING			
5	BIG ROLL-IN COMBI'S	\$	149,795.00
2	KETTLE (125 GAL.)	\$	37,435.00
1	BRAISING PAN (40 GAL)	\$	17,745.00
3	HOT HOLDING CABINET (FULL SIZE)	\$	13,040.00
1	FLOOR TROUGH AND GRATE (5')	\$	2,000.00
1	FLOOR TROUGH AND GRATE (10')	\$	4,000.00
1	MIXER (60 QT.)	\$	15,910.00
2	ROLL-IN BLAST CHILLER (200 LB.)	\$	81,060.00
1	ISLAND WORKTABLE (10')	\$	5,500.00
1	EXHAUST HOOD W/ MAKE-UP AIR (24')	\$	20,305.00
1	EXHAUST HOOD W/ MAKE-UP AIR (12')	\$	10,150.00
1	FIRE SUPPRESSION SYSTEM	\$	8,100.00
1	STAINLESS STEEL WALL FLASHING (40')	\$	4,600.00
1	ICE MACHINE W/BIN (600 LBS)	\$	4,460.00
2	HANDSINK	\$	1,400.00
1	ISLAND WORKTABLE W/SINK (10')	\$	5,800.00
TRAY MAKE-UP			
1	POWER CONVEYOR (16')	\$	11,200.00
2	3 WELL HOT	\$	5,040.00
2	3 WELL COLD	\$	6,440.00
10	TRAY RACK	\$	8,850.00
5	HOT FOOD CART (FULL SIZE)	\$	7,530.00
5	COLD FOOD CART (FULL SIZE)	\$	8,575.00
		\$	47,635.00

SUBTOTAL EQUIPMENT: \$ 1,068,980.00

TAXES: NOT INCLUDED

DELIVERY: \$ 153,145.00

GRAND TOTAL: \$ 1,174,105.00

PERFORMANCE BOND NOT INCLUDED

NOTE:
MILLWORK COUNTERS AND WALL CABINETS AT DINING AREAS FOR BEVERAGE ETC.
MILLWORK CONTRACTOR AND NOT INCLUDED.

INCLUSIONS:
FOODSERVICE EQUIPMENT, INSTALLATION OF FOODSERVICE EQUIPMENT, SHOP
DATA BROCHURES, FREIGHT, K.E.C. COORDINATION DRAWINGS AND
MANUALS PER SPECIFICATION DIVISION 11400.

EXCLUSIONS:
OWNER SUPPLIED/INSTALLED EQUIPMENT, MILLWORK & GENERAL CARPENTRY,
AND TILE WORK, ELECTRICAL/PLUMBING/MECHANICAL (DUCTS/FANS) FINAL UTILITY
CONNECTIONS AND INTERCONNECTIONS, SEISMIC MECHANICAL ENGINEERING
ALL WALL/CEILING AND ROOF PENETRATIONS AND CURBS, TAXES AND BID BOND.

FOODSERVICE EQUIPMENT BUDGET
CLEVINGER ASSOCIATES
MAY 23, 2011

FURNISHINGS EQUIPMENT

WESTSIDE RECEPTION CENTER
 Bremerton Campus, WA
 Pre-Design Cost Estimate

Integrus Architects
 Matson Carlson & Assoc., Estimating
 9/14/2011

	Description	Quantity	Unit	Cost	TOTAL
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OFOI Owner Furnished and Owner Installed \$ for Materials & installation under column marked "All"
 OFCI Owner Furnished Contractor Installed Materials only-see construction budget cost estimate for labor
 CFCI Contractor Furnished and Contractor Installed

EA: Exterior Admin & Gate House

OFOI	Gun Lockers	6	EA	2,400	\$14,400.00
OFOI	Solvent tank to clean weapons	2	EA	2,600	\$5,200.00
OFOI	Rifle and pistol racks	2	EA	1,800	\$3,600.00
OFOI	Locker for distraction devices	4	EA	550	\$2,200.00
OFOI	Lobby seating	50	EA	120	\$6,000.00
OFOI	Lobby chairs	5	EA	200	\$1,000.00
OFOI	Lobby Tables	3	EA	210	\$630.00
OFOI	Visitor's Lockers - coin op	100	EA	150	\$15,000.00
OFOI	SRT lockers - full ht	14	EA	400	\$5,600.00
OFOI	ERT Lockers - 1/2 ht	36	EA	200	\$7,200.00
OFOI	Employee lockers: 1/2 HT	258	EA	150	\$38,700.00
OFOI	Employee lockers: wardrobe x 12" wide	44	EA	150	\$6,600.00
OFOI	Metal Detector	2	EA	10,000	\$20,000.00
OFOI	photo id equip	1	LS	12,000	\$12,000.00
OFOI	Package Xray	1	LS	20,000	\$20,000.00
OFOI	Office cubicles	40	EA	4,500	\$180,000.00
OFOI	Office furniture	14	EA	1,800	\$25,200.00
OFOI	radio equipment & system	1	LS	#####	\$275,000.00
OFOI	Refrigerator/Freezer	3	EA	1,000	\$3,000.00
OFOI	Conf room table & seats	8	EA	5,000	\$40,000.00
OFOI	Computers	20	EA	2,000	\$40,000.00
OFOI	copy equipment	3	EA	2,500	\$7,500.00
OFOI	File storage system	1	LS	50,000	\$50,000.00

IT: Information & Computer Service

OFOI	Office cubicles	7	EA	4,500	\$31,500.00
OFOI	Computer equipment	1	LS	20,000	\$20,000.00

WH: Warehouse

OFOI	Fork lift	2	EA	150,000	\$300,000.00
OFOI	Office cubicles	10	EA	4,500	\$45,000.00
OFOI	Office furniture	2	EA	2,400	\$4,800.00
OFOI	copy equipment	2	EA	2,500	\$5,000.00
OFOI	phone equipment	1	LS	10,000	\$10,000.00
OFOI	Radio equipment	1	LS	250,000	\$250,000.00
OFOI	Conf room table & seats	1	EA	10,000	\$10,000.00
OFOI	Radio Antennae	1	EA	100,000	\$100,000.00
OFOI	Package Xray	1	LS	15,000	\$15,000.00
OFOI	Sorting table	2	EA	500	\$1,000.00
OFOI	Shelving	12	LF	150	\$1,800.00

Inside Admin, Lobby, Reception, Custody

OFOI	state issue storage lockers	35	EA	450	\$15,750.00
OFOI	Vending equipment - by vendors		NIC		\$0.00

FURNISHINGS EQUIPMENT

OFOI	Office furniture	14	EA	1,200	\$16,800.00
OFOI	Fingerprint equip	1	EA	5,000	\$5,000.00
OFOI	photo id equip	1	LS	10,000	\$10,000.00
OFOI	Conf room table & seats	1	EA	10,000	\$10,000.00
OFCI	OFCI Visit room table & OFOI Chairs	57	EA	350	\$19,950.00
OFCI	OFCI Steel benches @ holding	160	LF	100	\$16,000.00
OFOI	Metal Detector	1	EA	10,000	\$10,000.00
OFOI	Office cubicles	20	EA	4,500	\$90,000.00
OFOI	Misc chairs	10	EA	120	\$1,200.00
OFOI	Computers	30	EA	2,000	\$60,000.00
OFOI	copy equipment	4	EA	2,500	\$10,000.00
OFOI	phone equipment	1	EA	10,000	\$10,000.00
OFOI	File storage system	1	LS	80,000	\$80,000.00
OFOI	Storage shelving	120	LF	150	\$18,000.00
OFOI	Work table	1	EA	800	\$800.00

HS: Health Services

OFCI	Dental Chairs	6	EA	10,000	\$60,000.00
OFCI	Dental X-Ray	3	EA	8,000	\$24,000.00
OFOI	Panarex	1	EA	50,000	\$50,000.00
OFOI	Dental X Ray processing	1	EA	40,000	\$40,000.00
OFOI	Conf room table & seats	1	EA	5,000	\$5,000.00
OFOI	Sterilization equipment	1	LS	8,000	\$8,000.00
OFOI	Office cubicles	7	EA	4,500	\$31,500.00
OFOI	Office furniture	25	EA	1,200	\$30,000.00
OFOI	Clean/soiled equipment & furnishings	1	EA	5,000	\$5,000.00
OFOI	Computers	35	EA	2,000	\$70,000.00
OFOI	Staff lockers - 1/2 ht	40	EA	250	\$10,000.00
OFOI	copy equipment	2	EA	2,500	\$5,000.00
OFOI	phone equipment	1	EA	10,000	\$10,000.00
OFOI	Storage shelving	1	LS	10,000	\$10,000.00
OFOI	High density storage for med records, personnel & inmate data	80	LF	500.00	\$40,000.00
OFOI	Gurneys, wheelchairs, beds		NIC		\$0.00
OFOI	Medical headwalls	4	EA	25,000.00	\$100,000.00
OFOI	locking pharmacy cabinets	1	LS	40,000.00	\$40,000.00
OFOI	Portable Radiology x-ray table, processor, etc.	1	LS	250,000	\$250,000.00
OFOI	Lab equipment	1	LS	30,000	\$30,000.00
OFOI	Cast room equipment	1	LS	50,000	\$50,000.00
OFOI	Trauma table & lights	1	EA	100,000	\$100,000.00
OFOI	Exam lights	5	EA	20,000	\$100,000.00
OFOI	Eye exam equipment	1	LS	150,000	\$150,000.00

FS: Food Service

OFOI	Storage racks, loading dock & leveler	1	LS	750,000	\$750,000.00
OFCI	OFCI Visit room table & OFOI Chairs	128	EA	350	\$44,800.00
OFOI	Rail & offender dining	140	LF	140	\$19,600.00
CFCI	Food Service equipment per Cleavenger Report	1	LS		\$0.00

L: Laundry

CFCI	Laundry Equipment per Cleavenger	1	LS		\$0.00
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WHM: Ware House Maintenance

OFOI	Office furniture	3	EA	1,200	\$3,600.00
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FURNISHINGS EQUIPMENT

OFOI	Classroom furnishings	0	EA	7,500	\$0.00
OFOI	Conf room table & seats	1	EA	5,000	\$5,000.00
OFOI	Tools & shop supplies	1	LS	2,500	\$2,500.00
OFOI	Office cubicles	3	EA	2,500	\$7,500.00
OFOI	printers	1	EA	2,000	\$2,000.00
OFOI	Computers	15	EA	2,000	\$30,000.00
OFOI	copy equipment	1	EA	2,500	\$2,500.00
OFOI	Storage shelving	1	LS	25,000	\$25,000.00
CFCI	load dock equipment	2	EA	4,000.00	\$8,000.00
OFOI	Compressor	0	LS	8,000	\$0.00
CFCI	Ware House Food Service Equip per Clevenger	1	LS		\$0.00
OFOI	Vehicle & Bus shop equip	1	LS	#####	\$200,000.00
OFOI	Locksmith equipment	1	EA	5,000.00	\$5,000.00
OFOI	Grounds maint equipment & storage	1	LS	65,000.00	\$65,000.00
OFOI	Equipment Storage	1	LS	45,000.00	\$45,000.00
OFOI	Painting, plbg, HVAC & Welding Shops	1	LS	#####	\$150,000.00
OFOI	Parts Storage	1	LS	25,000.00	\$25,000.00

HM: Medium Housing 4 EA

OFOI	Cell Table & Chair	736	EA	350	\$257,600.00
OFCI	Bed & ladder	736	EA	275	\$202,400.00
OFOI	Clothes washer/dryers	-	sets	1,200	\$0.00
OFOI	Laundry & Trash carts	-	sets	800	\$0.00
OFOI	Commercial ice maker w/chilled water & SST counter, insta hot & mic	8	EA	5,000	\$40,000.00
OFOI	canteen equip	8	EA	5,000	\$40,000.00
OFOI	conf table	4	EA	4,000	\$16,000.00
					\$0.00

CCH: Close Custody Housing 2 EA

OFOI	Cell Table & Chair	288	EA	350	\$100,800.00
OFCI	Bed & ladder	288	EA	275	\$79,200.00
OFOI	Lockers in hybrid cells	-	EA	125	\$0.00
OFOI	Clothes washer/dryers	-	sets	1,200	\$0.00
OFOI	Laundry & Trash carts	-	sets	800	\$0.00
OFOI	Commercial ice maker w/chilled water & SST counter, insta hot & mic	6	EA	5,000	\$30,000.00
OFOI	canteen equip	6	EA	5,000	\$30,000.00
OFOI	conf table	2	EA	4,000	\$8,000.00

\$0.00

SEGH: SEG Housing 1 EA

	Clothes washer/dryers	-	sets	1,200	\$0.00
	Laundry & Trash carts	-	sets	800	\$0.00
	Commercial ice maker w/chilled water & SST counter, insta hot & mic	4	EA	5,000	\$20,000.00
	canteen equip	4	EA	5,000	\$20,000.00
	conf table	2	EA	4,000	\$8,000.00

SITE & MISC

	Generators	2	EA	800000	\$1,600,000.00
	Slack lines		NIC		
	Tel/Data hardware & equipment		NIC		

TOTAL PROJECT FF&E ALLOWANCE \$7,007,430.00

FURNISHINGS EQUIPMENT

General Conditions	5%	\$350,371.50
Overhead & profit	4%	\$294,312.06
Contingency	5%	\$382,605.68
TOTAL PROJECT FF&E ALLOWANCE		\$8,034,719.24

DRAFT
09/27/11



Opinion of Probable Cost - PreDesign - Mason Co Offsite

PROJECT: DOC Reception Center - Mason County Offsite
PREPARED BY Carol Hurst, PE
DATE: Sep. 2, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	0.00
020	Erosion Control	0.00
030	Storm Drainage System	0.00
040	Street Improvements	200,000.00
050	Traffic Control	0.00
060	Sidewalks & Retaining Walls	0.00
070	Gas Utilities	0.00
080	Water System	3,788,364.00
090	Sanitary Sewer System	500,000.00
100	Miscellaneous Const.	224,418.20
	Subtotal	\$4,712,782
Unforeseen Items	20.00%	\$942,556
	Grand Total	\$5,655,338
	Use	\$5,656,000

Notes:

1. Estimate excludes City, County, and Utility District permitting costs and fees.
2. Estimate excludes signalization and street improvements remote from the site.
3. Estimate excludes upgrade to offsite gas supply for uninterrupted service.

DOC Reception Center - Mason County Offsite
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
EROSION CONTROL				
STORM DRAINAGE SYSTEMS				
STREET IMPROVEMENTS				
40.0370	Turn lane, storm and WQ	1 LS	200,000.00	\$200,000.00
SUBTOTAL SEC. 40.00				\$200,000.00
TRAFFIC CONTROL				
SIDEWALKS & RETAINING WALLS				
GAS				
WATER SYSTEMS (Price is all inclusive)				
80.0040	Water line from City to WSP	1 LS	2,654,364.00	\$2,654,364.00
80.0050	D.I. Pipe 12" (from WSP to site)	6300 LF	180.00	\$1,134,000.00
SUBTOTAL SEC. 80.00				\$3,788,364.00
SANITARY SEWER SYSTEMS				
90.0460	Expansion of City treatment plant (to be determined)	1 LS	500,000.00	\$500,000.00
SUBTOTAL SEC. 90.00				\$500,000.00
MISCELLANEOUS				
100.0080	Mobilization (5% Total)	1 LS	224,418.20	\$224,418.20
SUBTOTAL SEC. 100.00				\$224,418.20
SECTION TOTALS				\$4,712,782.20



Opinion of Probable Cost - PreDesign - Mason Co

PROJECT: DOC Reception Center - Mason County
PREPARED BY Carol Hurst, PE
DATE: Aug. 3, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	1,772,250.00
020	Erosion Control	200,000.00
030	Storm Drainage System	609,400.00
040	Parking Lot Construction	1,020,000.00
050	Traffic Control	25,000.00
060	Sidewalks & Retaining Walls	237,000.00
070	Gas Utilities	2,440.00
080	Water System	662,400.00
090	Sanitary Sewer System	401,660.00
100	Miscellaneous Const.	246,385.50
	Subtotal	\$5,176,536
Unforeseen Items	20.00%	\$1,035,307
	Grand Total	\$6,211,843
	Use	\$6,212,000

Notes:

1. Estimate excludes onsite landscaping other than hydroseeding.
2. Estimate excludes City, County, and Utility District permitting costs and fees.
3. Estimate excludes sensitive area mitigation

DOC Reception Center - Mason County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SITE PREPARATION				
10.0050	Clearing and Grubbing	33.0 AC	5,000.00	\$165,000.00
10.0060	Cut to Fill	100000 CY	10.00	\$1,000,000.00
10.0080	Strip and dispose offsite (4" depth assumed)	16500 CY	17.00	\$280,500.00
10.0240	Fine Grade and Proofroll Parking & Hardscape	130700 SY	2.50	\$326,750.00
SUBTOTAL SEC. 010				\$1,772,250.00
EROSION CONTROL				
20.0300	Allowance	1 LS	200,000.00	\$200,000.00
SUBTOTAL SEC. 30.00				\$200,000.00
STORM DRAINAGE SYSTEMS				
30.0010	Quarry Spalls Riprap	100 CY	60.00	\$6,000.00
30.0020	PVC/CPEP Drain Pipe 6" Dia.	3300 LF	25.00	\$82,500.00
30.0290	Building Footing Drains 6"	3300 LF	23.00	\$75,900.00
30.0320	CPEP 12" Diameter	6500 LF	40.00	\$260,000.00
30.0450	Type I Catch basin	30 EA	1,500.00	\$45,000.00
30.0460	Type II Catch basin, 48" Up to 8' Deep	30 EA	3,000.00	\$90,000.00
30.0720	Wet Pond	1 EA	30,000.00	\$30,000.00
30.0730	Infiltration Pond	1 EA	20,000.00	\$20,000.00
SUBTOTAL SEC. 30.00				\$609,400.00
PARKING LOT CONSTRUCTION				
40.0010	Asphalt Conc. HMA Class 1/2" (331204sf - 3")	6100 TON	100.00	\$610,000.00
40.0020	Crushed Surfacing (6")	11000 TON	30.00	\$330,000.00
40.0210	Poured In-Place Vertical Curb	4000 LF	20.00	\$80,000.00
SUBTOTAL SEC. 40.00				\$1,020,000.00
TRAFFIC CONTROL				
50.0010	Pavement Striping	1 LS	20,000.00	\$20,000.00
50.0050	Stop Signs & Others	1 LS	5,000.00	\$5,000.00
SUBTOTAL SEC. 50.00				\$25,000.00

DOC Reception Center - Mason County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SIDEWALKS & RETAINING WALLS				
60.0010	HC Ramp	5 EA	600.00	\$3,000.00
60.0054	Segmental Block Wall	6000 SF	30.00	\$180,000.00
60.0090	Cement Conc. Walk & Plazas	1200 SY	45.00	\$54,000.00
SUBTOTAL SEC. 60.00				\$237,000.00
GAS				
70.0120	Gas	610 LF	4.00	\$2,440.00
SUBTOTAL SEC. 70.00				\$2,440.00
WATER SYSTEMS (Prices include excavation and backfill)				
80.0010	D.I. Pipe, 4" (Domestic Service)	260 LF	30.00	\$7,800.00
80.0020	D.I. Pipe 6"	500 LF	50.00	\$25,000.00
80.0040	D.I. Pipe 10"	3700 LF	120.00	\$444,000.00
80.0050	D.I. Pipe 12"	400 LF	180.00	\$72,000.00
80.0120	Fire Hydrant Assembly	10 EA	3,500.00	\$35,000.00
80.0151	Gate Valve, 8" Diam.	4 EA	1,250.00	\$5,000.00
80.0240	4" Domestic Water Meter	1 LS	35,000.00	\$35,000.00
80.0280	4" Blow Off Assembly	2 EA	3,000.00	\$6,000.00
80.0281	2" Comb. Air Release/Air Vacuum Valve	2 EA	3,800.00	\$7,600.00
80.0310	Double Check Detector Assembly w/ Vault (6" Fire Service)	1 EA	20,000.00	\$20,000.00
80.0340	Post Indicator Valve	1 EA	2,500.00	\$2,500.00
80.0380	Fire Department Connection - 6"	1 EA	2,500.00	\$2,500.00
SUBTOTAL SEC. 80.00				\$662,400.00
SANITARY SEWER SYSTEMS				
90.0020	PVC Sewer Line, 6", Native Backfill	300 LF	25.00	\$7,500.00
90.0030	PVC Sewer Line, 8", Native Backfill	1800 LF	40.00	\$72,000.00
90.0130	Sanitary Sewer Manholes 48", Up to 8' Deep	6 EA	2,500.00	\$15,000.00

DOC Reception Center - Mason County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
90.0140	Manhole Risers Over 8' Deep	2 VF	380.00	\$760.00
90.0240	Grease Interceptor Vault	2 EA	15,000.00	\$30,000.00
90.0250	Sewer Lift Stations	1 LS	250,000.00	\$250,000.00
90.0390	Force Main, 6"	240 LF	110.00	\$26,400.00
SUBTOTAL SEC. 90.00				\$401,660.00
MISCELLANEOUS				
100.0080	Mobilization (5% of Onsite Total)	1 LS	246,385.50	\$246,385.50
SUBTOTAL SEC. 100.00				\$246,385.50
SECTION TOTALS				\$5,176,535.50

DRAFT
09/27/11



Opinion of Probable Cost - PreDesign - Bremerton Offsite

PROJECT: DOC Reception Center - Bremerton Offsite
PREPARED BY Carol Hurst, PE
DATE: Aug. 17, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	0.00
020	Erosion Control	0.00
030	Storm Drainage System	0.00
040	Street Improvements	331,710.00
050	Traffic Control	20,000.00
060	Sidewalks & Retaining Walls	0.00
070	Gas Utilities	17,600.00
080	Water System	3,549,000.00
090	Sanitary Sewer System	8,704,000.00
100	Miscellaneous Const.	630,235.50
	Subtotal	\$13,252,546
Unforeseen Items	20.00%	\$2,650,509
	Grand Total	\$15,903,055
	Use	\$15,904,000

Notes:

1. Estimate excludes City, County, and Utility District permitting costs or fees.
2. Estimate excludes signalization and street improvements remote to the site.
3. Estimate excludes upgrade to gas supply for uninterrupted service.

DOC Reception Center - Bremerton Offsite
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
EROSION CONTROL				
STORM DRAINAGE SYSTEMS				
STREET IMPROVEMENTS				
40.0020	Crushed Surfacing (6" bike lane)	342 TON	30.00	\$10,260.00
40.0040	Asphalt Concrete HMA Class 1/2" (bike lane)	197 TON	100.00	\$19,700.00
40.0080	Cement concrete walk	1150 SY	45.00	\$51,750.00
40.0175	Cement Conc. Curb & Gutter	2000 LF	25.00	\$50,000.00
40.0370	Turn lane, storm and WQ	1 LS	200,000.00	\$200,000.00
		SUBTOTAL SEC. 40.00		\$331,710.00
TRAFFIC CONTROL				
50.0010	Traffic Control (Allowance)	1 AL	10,000.00	\$10,000.00
50.0010	Pavement Striping	1 LS	10,000.00	\$10,000.00
		SUBTOTAL SEC. 50.00		\$20,000.00
SIDEWALKS & RETAINING WALLS				
GAS				
70.0120	Gas	4400 LF	4.00	\$17,600.00
		SUBTOTAL SEC. 70.00		\$17,600.00
WATER SYSTEMS (Prices is all inclusive)				
80.0050	D.I. Pipe 16"	16900 LF	210.00	\$3,549,000.00
		SUBTOTAL SEC. 80.00		\$3,549,000.00
SANITARY SEWER SYSTEMS				
90.0030	PVC Sewer Line, 8"	4500 LF	150.00	\$675,000.00
90.0140	SSMH	12 EA	4,500.00	\$54,000.00
90.0250	Sewer Lift Stations	2 LS	1,400,000.00	\$2,800,000.00
90.0390	Force Main, 8"	28000 LF	140.00	\$3,920,000.00
90.0460	MBR Plant	1 EA	1,255,000.00	\$1,255,000.00
		SUBTOTAL SEC. 90.00		\$8,704,000.00
MISCELLANEOUS				

DOC Reception Center - Bremerton Offsite
 PreDesign

210533.10
 PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
100.0080	Mobilization (5% of Onsite Total)	1 LS	630,235.50	\$630,235.50
			SUBTOTAL SEC. 100.00	\$630,235.50
			SECTION TOTALS	\$13,252,545.50

DRAFT
 09/27/11



Opinion of Probable Cost - PreDesign

PROJECT: DOC Reception Center - Bremerton
PREPARED BY: Carol Hurst, PE
DATE: Jul. 14, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	3,711,750.00
020	Erosion Control	233,460.00
030	Storm Drainage System	566,900.00
040	Parking Lot Construction	1,165,700.00
050	Traffic Control	25,000.00
060	Sidewalks & Retaining Walls	57,000.00
070	Gas Utilities	6,720.00
080	Water System	428,900.00
090	Sanitary Sewer System	309,260.00
100	Miscellaneous Const.	324,898.50
	Subtotal	\$6,829,589
Unforeseen Items	20.00%	\$1,365,918
	Grand Total	\$8,195,507
	Use	\$8,196,000

Notes:

1. Estimate excludes onsite landscaping other than hydroseeding.
2. Estimate excludes City, County, and Utility District fees.

DOC Reception Center - Bremerton
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SITE PREPARATION				
10.0050	Clearing and Grubbing	37.0 AC	5,000.00	\$185,000.00
10.0060	Cut to Fill	300000 CY	10.00	\$3,000,000.00
10.0080	Strip and Dispose on-Site (4" depth assumed)	20000 CY	10.00	\$200,000.00
10.0240	Fine Grade and Proofroll Parking & Hardscape	130700 SY	2.50	\$326,750.00
SUBTOTAL SEC. 010				\$3,711,750.00
EROSION CONTROL				
20.0010	Hydroseeding	10 AC	1,500.00	\$15,000.00
20.0020	Construction Entrance	2 EA	4,000.00	\$8,000.00
20.0040	Filter Fabric Fence	4100 LF	3.60	\$14,760.00
20.0060	Interceptor Ditch Construction	4100 LF	8.00	\$32,800.00
20.0070	Catch Basin Inlet Protection	60 EA	90.00	\$5,400.00
20.0080	Sediment Trap Excavation	1000 CY	7.50	\$7,500.00
20.0140	Mulching Straw	10 AC	1,000.00	\$10,000.00
20.0160	Check Dam	400 EA	100.00	\$40,000.00
20.0300	Maintenance	1 LS	100,000.00	\$100,000.00
SUBTOTAL SEC. 30.00				\$233,460.00
STORM DRAINAGE SYSTEMS				
30.0010	Quarry Spalls Riprap	100 CY	60.00	\$6,000.00
30.0020	PVC/CPEP Drain Pipe 6" Dia.	3300 LF	25.00	\$82,500.00
30.0290	Building Footing Drains 6"	3300 LF	23.00	\$75,900.00
30.0320	CPEP 12" Diameter	6500 LF	40.00	\$260,000.00
30.0450	Type I Catch basin	30 EA	1,500.00	\$45,000.00
30.0460	Type II Catch basin, 48" Up to 8' Deep	30 EA	3,000.00	\$90,000.00
30.0510	Storm Control Manhole 54" Up to 8' Deep	1 EA	7,500.00	\$7,500.00
SUBTOTAL SEC. 30.00				\$566,900.00
PARKING LOT CONSTRUCTION				
40.0010	Asphalt Conc. HMA Class 1/2" (370365 sf, 3")	7050 TON	100.00	\$705,000.00
40.0020	Crushed Surfacing (6")	12690 TON	30.00	\$380,700.00
40.0210	Poured In-Place Vertical Curb	4000 LF	20.00	\$80,000.00
SUBTOTAL SEC. 40.00				\$1,165,700.00
TRAFFIC CONTROL				
50.0010	Pavement Striping	1 LS	20,000.00	\$20,000.00
50.0050	Stop Signs & Others	1 LS	5,000.00	\$5,000.00

DOC Reception Center - Bremerton
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SUBTOTAL SEC. 50.00				\$25,000.00
SIDEWALKS & RETAINING WALLS				
60.0010	HC Ramp	5 EA	600.00	\$3,000.00
60.0090	Cement Conc. Walk & Plazas	1200 SY	45.00	\$54,000.00
SUBTOTAL SEC. 60.00				\$57,000.00
GAS				
70.0120	Gas	1680 LF	4.00	\$6,720.00
SUBTOTAL SEC. 70.00				\$6,720.00
WATER SYSTEMS (Prices include excavation and backfill)				
80.0010	D.I. Pipe, 4" (Domestic Service)	660 LF	30.00	\$19,800.00
80.0020	D.I. Pipe 6"	500 LF	45.00	\$22,500.00
80.0030	D.I. Pipe 8"	5460 LF	50.00	\$273,000.00
80.0120	Fire Hydrant Assembly	10 EA	3,500.00	\$35,000.00
80.0151	Gate Valve, 8" Diam.	4 EA	1,250.00	\$5,000.00
80.0240	4" Domestic Water Meter	1 LS	35,000.00	\$35,000.00
80.0280	4" Blow Off Assembly	2 EA	3,000.00	\$6,000.00
80.0281	2" Comb. Air Release/Air Vacuum Valve	2 EA	3,800.00	\$7,600.00
80.0310	Double Check Detector Assembly w/ Vault (6" Fire Service)	1 EA	20,000.00	\$20,000.00
80.0340	Post Indicator Valve	1 EA	2,500.00	\$2,500.00
80.0380	Fire Department Connection - 6"	1 EA	2,500.00	\$2,500.00
SUBTOTAL SEC. 80.00				\$428,900.00
SANITARY SEWER SYSTEMS				
90.0020	PVC Sewer Line, 6", Native Backfill	300 LF	25.00	\$7,500.00
90.0030	PVC Sewer Line, 8", Native Backfill	3600 LF	40.00	\$144,000.00
90.0130	Sanitary Sewer Manholes 48", Up to 8' Deep	11 EA	2,500.00	\$27,500.00
90.0140	Manhole Risers Over 8' Deep	2 VF	380.00	\$760.00
90.0240	Grease Interceptor Vault (1,500 gal)	2 EA	12,000.00	\$24,000.00
90.0250	Sewer Lift Stations	1 LS	100,000.00	\$100,000.00
90.0390	Force Main, 6"	50 LF	110.00	\$5,500.00
SUBTOTAL SEC. 90.00				\$309,260.00
MISCELLANEOUS				
100.0080	Mobilization (5% of Onsite Total)	1 LS	324,898.50	\$324,898.50
SUBTOTAL SEC. 100.00				\$324,898.50

DOC Reception Center - Bremerton
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost
ITEM

DESCRIPTION

NO. UNITS

UNIT
PRICE

COST

SECTION TOTALS **\$6,829,588.50**

DRAFT
09/27/11



Opinion of Probable Cost - PreDesign - Thurston Co Offsite

PROJECT: DOC Reception Center - Thurston County Offsite
PREPARED BY Carol Hurst, PE
DATE: Aug. 15, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	2,700.00
020	Erosion Control	2,000.00
030	Storm Drainage System	0.00
040	Street Improvements	7,560.00
050	Traffic Control	2,000.00
060	Sidewalks & Retaining Walls	0.00
070	Utilities	10,000.00
080	Water System	1,080,600.00
090	Sanitary Sewer System	0.00
100	Miscellaneous Const.	54,743.00
	Subtotal	\$1,159,603
Unforseen Items	20.00%	\$231,921
	Grand Total	\$1,391,524
	Use	\$1,392,000

Notes:

1. Estimate excludes City, County, and Utility District fees.
2. Estimate excludes signalization
3. Estimate excludes offsite gas improvements
4. Estimate excludes upgrade to sewer treatment plant

DOC Reception Center - Thurston County Offsite
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SITE PREPARATION				
10.0050	Clearing and Grubbing	0.5 AC	5,000.00	\$2,500.00
10.0060	Cut to Fill	20 CY	10.00	\$200.00
SUBTOTAL SEC. 010				\$2,700.00
EROSION CONTROL				
20.0300	Allowance	1 LS	2,000.00	\$2,000.00
SUBTOTAL SEC. 30.00				\$2,000.00
STORM DRAINAGE SYSTEMS				
STREET IMPROVEMENTS				
40.0030	Crushed Surfacing 6" Base Coarse (15,300sf)	252 TON	30.00	\$7,560.00
SUBTOTAL SEC. 40.00				\$7,560.00
TRAFFIC CONTROL				
50.0010	Traffic Control (Allowance)	1 AL	2,000.00	\$2,000.00
SUBTOTAL SEC. 50.00				\$2,000.00
SIDEWALKS & RETAINING WALLS				
UTILITIES				
70.0030	Street Lights	1 EA	10,000.00	\$10,000.00
SUBTOTAL SEC. 70.00				\$10,000.00
WATER SYSTEMS (Price is all inclusive)				
80.0030	D.I. Pipe 8"	5600 LF	161.00	\$901,600.00
80.0050	D.I. Pipe 12"	1000 LF	179.00	\$179,000.00
SUBTOTAL SEC. 80.00				\$1,080,600.00
SANITARY SEWER SYSTEMS				
MISCELLANEOUS				
100.0080	Mobilization (5% of Onsite Total)	1 LS	54,743.00	\$54,743.00
SUBTOTAL SEC. 100.00				\$54,743.00
SECTION TOTALS				\$1,159,603.00



Opinion of Probable Cost - PreDesign - Thurston Co

PROJECT: DOC Reception Center - Thurston County
PREPARED BY Carol Hurst, PE
DATE: Aug. 3, 2011
PROJECT NO.: 210533.10

PROBABLE CONSTRUCTION COST SUMMARY

Sect. #	Description	Estimated Cost
010	Site Preparation	853,300.00
020	Erosion Control	100,000.00
030	Storm Drainage System	313,245.00
040	Parking Lot Construction	360,000.00
050	Traffic Control	15,000.00
060	Sidewalks & Retaining Walls	41,250.00
070	Gas Utilities	5,000.00
080	Water System	312,100.00
090	Sanitary Sewer System	187,300.00
100	Miscellaneous Const.	109,109.75
	Subtotal	\$2,296,305
Unforseen Items	20.00%	\$459,261
	Grand Total	\$2,755,566
	Use	\$2,756,000

Notes:

1. Estimate excludes onsite landscaping other than hydroseeding.
2. Estimate excludes City, County, and Utility District permitting costs and fees.
3. Estimate excludes existing Bldg demo.

DOC Reception Center - Thurston County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
SITE PREPARATION				
10.0010	Demolish Pavement & Dispose Offsite	7450 SY	8.00	\$59,600.00
10.0020	Demolish Walks	1950 SY	7.00	\$13,650.00
10.0050	Clearing and Grubbing	19.0 AC	2,000.00	\$38,000.00
10.0060	Cut to Fill (1' average assumed)	30000 CY	10.00	\$300,000.00
10.0080	Strip and Dispose Off-Site (4" depth assumed)	5000 CY	17.00	\$85,000.00
10.0100	Demolish Catch Basin	3 EA	300.00	\$900.00
10.0110	Demolish MH	5 EA	500.00	\$2,500.00
10.0120	Demolish Existing Underground Water/Sewer/Storm	4000 LF	15.00	\$60,000.00
10.0140	Demolish Sign	3 EA	200.00	\$600.00
10.0165	Demolish steam tunnel	650 LF	100.00	\$65,000.00
10.0170	Demolish Curb	650 LF	7.00	\$4,550.00
10.0180	Tree Removal	30 EA	600.00	\$18,000.00
10.0240	Fine Grade and Proofroll Parking & Hardscape	80000 SY	2.50	\$200,000.00
10.0265	Demolish Light Poles and bases	11 EA	500.00	\$5,500.00
			SUBTOTAL SEC. 010	\$853,300.00
EROSION CONTROL				
20.0300	Allowance	1 LS	100,000.00	\$100,000.00
			SUBTOTAL SEC. 30.00	\$100,000.00
STORM DRAINAGE SYSTEMS				
30.0010	Quarry Spalls Riprap	50 CY	60.00	\$3,000.00
30.0020	PVC/CPEP Drain Pipe 6" Dia.	1700 LF	25.00	\$42,500.00
30.0290	Building Footing Drains 6"	3815 LF	23.00	\$87,745.00
30.0320	CPEP 12" Diameter	1500 LF	40.00	\$60,000.00
30.0450	Type I Catch basin	20 EA	1,500.00	\$30,000.00
30.0460	Type II Catch basin, 48" Up to 8' Deep	10 EA	3,000.00	\$30,000.00
30.0720	Wet Ponds	1 LS	30,000.00	\$30,000.00

DOC Reception Center - Thurston County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
30.0730	Infiltration Ponds	1 LS	30,000.00	\$30,000.00
			SUBTOTAL SEC. 30.00	\$313,245.00
PARKING LOT CONSTRUCTION				
40.0010	Asphalt Conc. HMA Class 1/2" (110000sf - 3")	2100 TON	100.00	\$210,000.00
40.0020	Crushed Surfacing (6")	3800 TON	30.00	\$114,000.00
40.0210	Poured In-Place Vertical Curb	1800 LF	20.00	\$36,000.00
			SUBTOTAL SEC. 40.00	\$360,000.00
TRAFFIC CONTROL				
50.0010	Pavement Striping	1 LS	10,000.00	\$10,000.00
50.0050	Stop Signs & Others	1 LS	5,000.00	\$5,000.00
			SUBTOTAL SEC. 50.00	\$15,000.00
SIDEWALKS & RETAINING WALLS				
60.0010	HC Ramp	5 EA	600.00	\$3,000.00
60.0090	Cement Conc. Walk & Plazas	850 SY	45.00	\$38,250.00
			SUBTOTAL SEC. 60.00	\$41,250.00
GAS				
70.0120	Gas	1 LS	5,000.00	\$5,000.00
			SUBTOTAL SEC. 70.00	\$5,000.00
WATER SYSTEMS (Prices include excavation and backfill)				
80.0010	D.I. Pipe, 4" (Domestic Service)	200 LF	30.00	\$6,000.00
80.0020	D.I. Pipe 6"	200 LF	50.00	\$10,000.00
80.0030	D.I. Pipe 8"	1650 LF	100.00	\$165,000.00
80.0120	Fire Hydrant Assembly	5 EA	3,500.00	\$17,500.00
80.0151	Gate Valve, 8" Diam.	4 EA	1,250.00	\$5,000.00
80.0240	4" Domestic Water Meter	1 LS	35,000.00	\$35,000.00
80.0280	4" Blow Off Assembly	2 EA	3,000.00	\$6,000.00
80.0281	2" Comb. Air Release/Air Vacuum Valve	2 EA	3,800.00	\$7,600.00

DOC Reception Center - Thurston County
PreDesign

210533.10
PROJECT NUMBER



Opinion of Probable Cost

ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
80.0310	Double Check Detector Assembly w/ Vault (6" Fire Service)	1 EA	15,000.00	\$15,000.00
80.0320	Double Check Assembly w/ Vault	2 EA	20,000.00	\$40,000.00
80.0340	Post Indicator Valve	1 EA	2,500.00	\$2,500.00
80.0380	Fire Department Connection - 6"	1 EA	2,500.00	\$2,500.00
SUBTOTAL SEC. 80.00				\$312,100.00
SANITARY SEWER SYSTEMS				
90.0020	PVC Sewer Line, 6", Native Backfill	100 LF	25.00	\$2,500.00
90.0030	PVC Sewer Line, 8", Native Backfill	820 LF	40.00	\$32,800.00
90.0140	SSMH	5 EA	2,500.00	\$12,500.00
90.0150	Connect to Existing Sewer Main	3 EA	2,000.00	\$6,000.00
90.0171	Sewer Cleanouts (6" pipe)	5 EA	700.00	\$3,500.00
90.0240	Grease Interceptor Vault	2 EA	15,000.00	\$30,000.00
90.0460	Grinder Pump & Wet Well upgrade	1 LS	100,000.00	\$100,000.00
SUBTOTAL SEC. 90.00				\$187,300.00
MISCELLANEOUS				
100.0080	Mobilization (5% of Onsite Total)	1 LS	109,109.75	\$109,109.75
SUBTOTAL SEC. 100.00				\$109,109.75
SECTION TOTALS				\$2,296,304.75

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appendix section 9.3

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9.3 Sustainable Design Summary

Included in this section are the components that define how the LEED Silver accreditation may be achieved for each site. An eco-charette was completed in the early stage of the PreDesign to establish likely strategies to pursue given the building type and Western Washington State locale. These strategies are summarized here along with the potential LEED Boundary and LEED Checklist for each site.

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09/27/11

WDOC Reception Center Operations and Sustainability Goal Setting Workshop Summary

Draft 12/23/2010

This report summarizes the discussion during a four-hour operations and sustainability goal setting workshop for the new Westside Reception Center held at the WDOC headquarters on December 16, 2010. Objectives of the session were:

- 1) to provide an overview of operational and sustainability issues related to site selection and pre-design
- 2) to generate discussion to inform operational and sustainability criteria for site selection and pre-design

In attendance were representatives of the design team from Integrus, MW Engineers, AHBL, and O'Brien & Company, and capital projects and facilities representatives from WDOC.

The design team opened with a brief overview of the changes in LEED 2009 that might drive their operational and sustainability decisions. The team also mentioned other trends in sustainability, such as living buildings and the Architecture 2030 challenge, that influence federal and state design and construction standards. The rest of the afternoon was structured around 4 topical areas:

- creating a great place to work;
- the cycle of water on the site and through the facility;
- energy efficient operations; and
- simplifying operations and maintenance to conserve resources.

Each discussion included related parts of the WDOC mission, values, strategic plan and sustainability goals. The following report summarizes those discussions.

The site selection process for the new reception center began with a letter solicitation of interested communities. When responses are returned in January, the team will begin an evaluation and selection process. Meanwhile, pre-design work has started and will ultimately incorporate the final three "most likely" sites. Following the summaries are recommendations and next steps to inform the site selection process and the scope of the pre-design work.

Great Place to Work

The first topic of discussion was creating a great place to work. WDOC has already expressed a clear priority for safe, attractive, comfortable, and pleasant work environment that is desirable for new employees. In particular they have requested a separate, welcoming entry for staff.

Pre-design work done to-date has focused on reducing processing times at the facility. For employees this means it will be easier to do their jobs efficiently and with less stress. This session focus on operations and sustainability themes such as location, daylight and views, personal comfort, and education on sustainability that also contribute to creating a great place to work

Alternative Transportation and Community Connectivity

There was general consensus that easy access to bus and rail for staff commuting, and proximity to community amenities and housing options was a very desirable trait in site selection. These features provide benefits to WDOC in reducing transportation costs for prisoners, employee recruitment and retention, fossil fuel reduction, and the potential LEED score under LEED NC 2009.

There may be real limitations in the sites available that provide these features however, because of the size of site needed, the likely interest by more urban municipalities, and challenges from established communities to locating this type of facility in their neighborhood. In the past, community has also grown up around WDOC facilities after construction that provide similar benefits



Daylight, Views, Access to Nature, Break Spaces

The most likely form of this facility will be a single, large building, rather than a campus with multiple buildings. This provides both opportunities and challenge for providing daylighting, views of and access to nature, and both active and restful break areas for staff. Providing good daylight to both staff and inmates was clearly a priority for WDOC, enough to inform building massing and layout. Daylighting can be provided by high perimeter windows, skylights, atriums or double height interior spaces, half floors, courtyards, relights, etc. These options should be explored in pre-design and simple daylight simulations done on the developed concepts.



relaxing break spaces by providing daylighting, visual connections to the outdoors, comfortable seating, and access to amenities. A combined wellness center and training component is also already included in the programming.

In addition to good daylighting, which is usually through high glazing, having line of site visual access to the outdoors has beneficial effects such as employee health and productivity and possibly inmate disposition. One staff was quoted as saying “I just want a window.” This will be more challenging to provide universally in a large building, so layout should focus on putting work areas where the staff spend the most time, and break areas near perimeter and courtyard walls where lower glazing can be installed.

Creating outdoor break spaces was of interest but there were a number of concerns about security, privacy, maintenance, ease of access (proximity to work areas), and shelter from weather. None-the-less outdoor spaces are desirable and the pre-design should explore architectural form solutions to the concerns. In addition, there are opportunities to make work stations and bathroom areas where staff may take shorter breaks into

Personal Comfort and Control

A number of strategies for creating a comfortable work environment and providing personal control of the thermal and lighting environment at workstations were discussed. WDOC was definitely interested in displacement ventilation options like underfloor air distribution. Although the group understood the desirability of operable windows, security and efficiency concerns were more important. There is an opportunity for the design team to present some “safe & efficient” options for operable windows, ventilation ideas such as a triple skin, mechanical sensors on windows, and fresh air vents.

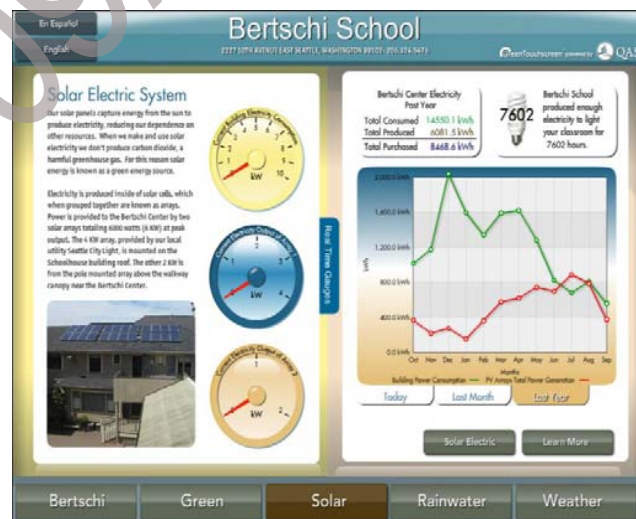
Education and Awareness

Although increasing employee awareness of sustainability is a specific sustainability goal for WDOC, there is a constraint on spending capital dollars on anything that is considered “art” in correctional environments. Thus options for creating a “building that teaches” around sustainability should focus on functional features that make sustainability visible, such as:

- Low Impact Development features, green roofs and rain gardens
- Visible installations of PV or other alternative energy
- Building performance feedback tools – for both facilities and other staff

Recommendations/Next Steps

- ☐ Identify features to include in pre-design concepts that educate about sustainability and also serve as a functional element of the project or provide community benefit.
- ☐ Prioritize access to transportation and community connectivity in site selection after other basic criteria are met.



- Explore ideas in pre-design such as employee shuttles, carpool & vanpool options, building bike lanes and paths, etc. to improve access.
- Develop pre-design concepts for daylighting, views, access to nature, and break spaces for staff – both indoor and outdoor that respond to unique issues of project.
- Research design and technology solutions for personal control of ventilation, and possibilities for safe and efficient operable windows and discuss with WDOC.

Cycle of Water

Discussion on the cycle of water focused on two broad areas: outdoor stormwater management and landscaping, and indoor water efficiency and reuse.

Functional Landscaping

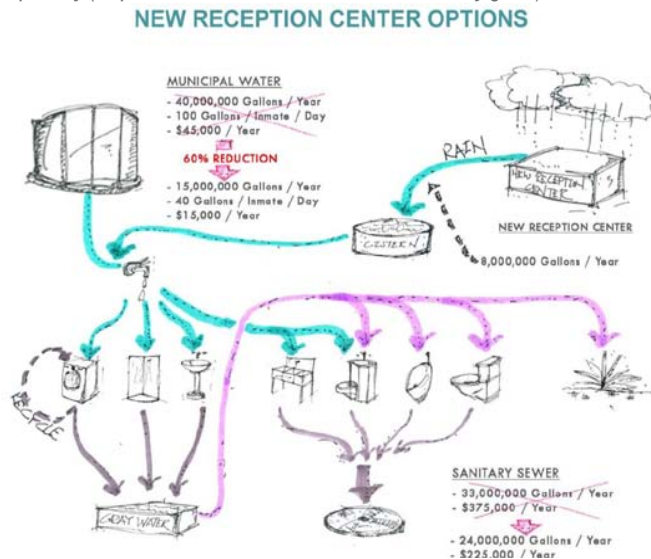
There was general endorsement of landscaping to provide stormwater functioning which include a lot of discussion about resources available for maintenance and how that should influence the design of such features. A general strategy along the following lines was discussed.

- More natural LID features outside the security perimeter, in parking and public areas, and around the staff entrance. These should still be low-maintenance and would be maintained by outside contractors.
- Consider that maintenance will be performed primarily by inmates, so good options include pervious paving, eco-grass options, amended soils and low maintenance beds inside the security perimeter.
- Pervious paving should be used through-out the facility.



Water-Efficiency

WDOC has already achieved significant reductions in water use in some facilities, including Coyote Ridge, which is using around 60 gallons per offender per day (a specific metric used in WDOC sustainability goals). A number of significant process water uses in other facilities



were identified where further savings could be explored, such as vehicle and equipment washing, conveying food waste to the de-watering facility, and flushing the microfilter in lift stations. At least one facility has tried water reuse options for laundering and flushing and is concerned with results and maintenance. WDOC is very interested in reclaimed municipal water options however. The design team presented information on technologies that are improving and may be viable in the time table of design and construction of the reception center.



Recommendations/Next Steps

- ❑ Collect data on soil types, infiltration, local climate for potential sites, and then use viability and cost of pervious paving and low impact development techniques for stormwater management as part of site selection criteria.
- ❑ Develop pre-design concept using pervious paving and low-impact development outside of the security perimeter, around the site perimeter, in parking, in public areas, and the staff entrance.
- ❑ Explore potential concepts for functional landscaping inside the security perimeter with WDOC including pervious paving, more sustainable turf options, soil amendment, and low-maintenance planting beds.
- ❑ Use availability of municipally supplied reclaimed water in the site selection process.
- ❑ Set an overall water efficiency target for the facility in the pre-design document. Recommend this target be 50 gallons per day per offender, achieving the 25 year sustainability goal for water use reduction on this facility and significantly contributing to achievement of the 10 year sustainability goal for water use reduction across WDOC.
- ❑ Model likely water usage by type for this facility including process loads and present a variety of water efficiency options in pre-design.
- ❑ Explore further options for on-site water collection, treatment, and reuse, including rain, grey, and black water with WDOC in order.

Energy Efficient Operations

The energy efficient operations discussions addressed multiple topics to address the WDOC sustainability goal to reduce dependence on non-renewable energy and fuel sources for energy use including vehicle fuel consumption and building energy uses. WDOC expressed a desire to continue leadership in sustainability, but a necessity to focus on reliable and proven systems, in other words, not be first adopters, but ahead of the curve. Given the timeline for design and construction for the reception center, they asked the design team to keep WDOC abreast of new technologies and ideas that may be reasonably viable at the time of construction.

The need for an energy efficiency target to help define the parameters for decision making was also discussed. Factors that could influence how aggressively WDOC wants to target energy efficiency are;

- ability to achieve LEED certification as the rating system changes towards more weight on energy efficiency,
- Washington State policy mandating 70% better energy performance than 2006 code by 2031,
- WDOC efficiency and sustainability goals, and
- Potential life cycle cost savings

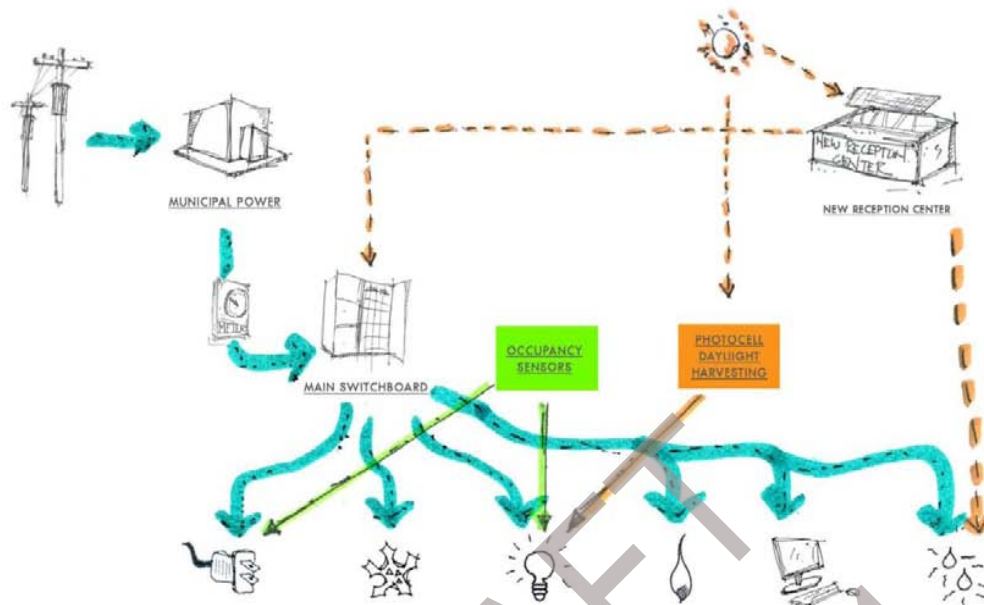
Low-emitting Vehicles

There are a number of options for expanding use of alternatively fueled, low-emitting vehicles. WDOC asked for information on options for inmate transportation. The key issue there is the ability to travel from the west side of the state to Walla Walla and back without long stops for refueling. Programs to encourage employee use of these vehicles should be considered as well as any needs for on-site vehicles.

Lighting

Exploring lighting efficiency options has significant potential for energy savings as technologies continue to improve at a rapid pace. LED options, including security lighting, are extremely viable and efficient and independent solar powered options provide new solutions for parking and other remote lighting. Designing to current national and LEED standards for light levels and controls could also bring considerable savings but there was quite a bit of discussion about the ACA standards that WDOC would need to follow and if they would preclude following the national guidelines. The design team and WDOC should work to resolve this issue in pre-design.

NEW RECEPTION CENTER OPTIONS



Cooling and Ventilation

A number of concepts for cooling and ventilation using more passive approaches including natural ventilation, hydronic systems, providing supply air for inmate housing from dayrooms, and heat recovery were discussed with general interest in proceeding with these concepts. They fit well with an overall approach to simplifying operations and use of passive systems discussed in the next section.

Measurement and Control

WDOC facilities staff expressed very strong interest in a high level of controllability and reporting on building and systems performance. This would allow monitoring of consumption and pinpointing of maintenance needs. It should include electrical, water, and fossil fuel use tracking and provide for gathering and control by zone and on room by room and floor by floor level.

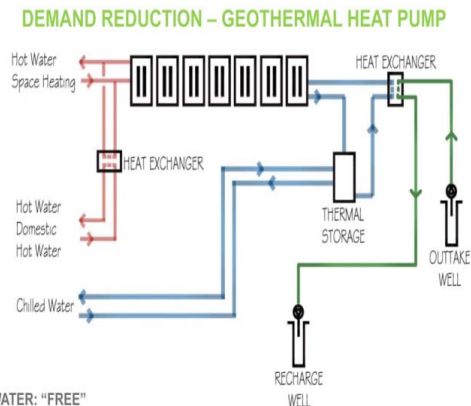
Recommendations/Next Steps:

- Include options to support alternatively fueled, low-emitting vehicles in the pre-design.
- Set an overall energy efficiency target for the facility in the pre-design. Consider the likely influence of the Washington State commitment to Architecture 2030.
- Resolve potential conflicts between national standards for lighting efficiency and ACA standards in pre-design
- Include newer, efficient lighting technologies including LEDs and solar parking lighting in lighting concepts.
- Develop a detailed concept for measurement, verification, and control in pre-design.

Simplifying Operations and Resource Conservation

This section was focused on a disparity of ideas that helped simplify operations and reduce maintenance, resulting in resource conservation through efficiencies, durability, and reduce maintenance. Implementing passive systems or eliminating systems as well as on-site power generation through generators and renewables were discussed.

Central Plant vs. Decentralized Options



- CHILLED WATER: "FREE"
- HOT WATER: 300-350% EFFICIENT VERSUS 90-95% EFFICIENT GAS BOILER
- REDUNDANCY: NO REDUNDANT FUEL SOURCE REQUIRED (POSSIBLE HIGHER EMERGENCY GENERATOR LOAD)



hot water and PV and is looking at biomass generation/aerobic digesters, but is somewhat skeptical about the actual efficiencies achievable vs. the cost. There are also challenges with funding renewables. Renewables need to fit in the initial project budget, or be funded by outside grants or incentives. ESCO grants can be used to retrofit or add systems on to existing projects but only with a 7-10 year payback.

Given a number of other goals this reception center project should continue exploration of renewables for supplying hot water and electricity including co-generation, solar hot water, biomass plants/aerobic digesters, PV for distinct applications, and wind or micro-hydro depending on the site. The WDOC has an organizational wide sustainability goal of providing 20% of total energy needs from renewables. Renewables can contribute to energy efficiency (solar hot-water pre-heat), simplify or supply back up power options, and support passive survivability, and contribute to LEED certification. Exploring dual use options like building integrated photovoltaics or solar hot water storage that is also fire protected could address budget challenges. Minimally the facility should include a plan to integrate renewables as they become more cost-effective and viable.

Back-up Power

It is critical that back-up power sources provide 100% of the needed power and don't require accommodations from staff during power outages. There were discussions regarding fuel/system options that should be continued. The group also noted that overarching goals for energy-efficiency and simple, passive systems should contribute to a reduced total need for back-up power. The concept of "passive survivability" in the event of a major disaster that disrupted services for more than 7 days or disabled back up power.

Other Systems

A variety of other ideas to simplify operations and maintenance were discussed including:

- Passive smoke control and how ventilation concepts discussed earlier interact with this system.
- Eliminating supply grills in cells which cause maintenance issues and inmate complaints.
- Identifying the simplest and most reliable option for cell door closing,
- Eliminating electric power outlets to cells because there will be no long-term occupants, but providing infrastructure for change of use and medical cells.

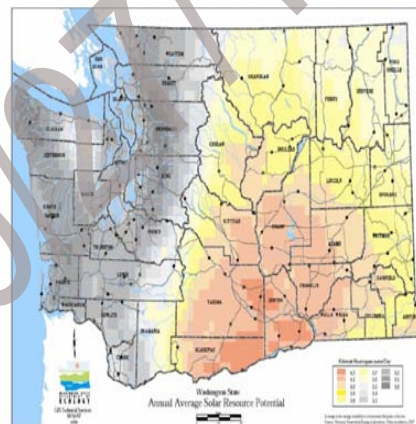
Past experience with central plants, steam boilers in particular, has meant maintenance challenges, needs for full-time staffing, and problems with lack of redundancy that drive staff to prefer decentralized options.

There was discussion of ground or water source heat exchange and hydronic distribution systems requiring a more centralized approach. WDOC is interested in considering these systems. The available of good, conductive soils or groundwater should be a consideration in site selection and evaluation of geothermal options.

On-site Renewable Energy

WDOC has also experimented with some solar

PASSIVE SYSTEMS – SOLAR OPPORTUNITIES



* 20% DIFFERENCE IN SOLAR POTENTIAL BETWEEN EASTERN & WESTERN WASHINGTON.

Recommendations/Next Steps

- ❑ Continue to evaluate both central plants and decentralized options that meet other program objectives, particularly simplicity and energy efficiency. Consider the efficiencies of ground or water source heat exchange, depending on the site, in this discussion. Make a recommendation in pre-design.
- ❑ Continue to explore passive technologies for supplying hot water and electricity. Specifically:
 - Establish the priority for this project to comply with/contribute to the WDOC sustainability goal to provide 20 percent of total energy needs from renewable sources.
 - Tour other facilities with successful installations and discuss options for future planning in pre-design.
 - Explore building integrated photovoltaics and other dual purpose renewable approaches in pre-design.
 - Also include discussion of funding options from such as ESCOs, capital funds, grants, incentives, and green loans in pre-design.
- ❑ Explore options for providing back-up power and keep the concept of passive survivability in a major disaster in mind.
- ❑ Evaluate passive smoke control and other ideas for simplifying operations for pre-design.

Recommendations/Next Steps Summary

Site Selection Considerations

- Access to transportation
- Community connectivity
- Soil infiltration
- Availability of municipally supplied reclaimed water
- Soil conductivity/ground water availability for ground or water source heat pump

Predesign Scope

- Strategies for improving multi-modal transportation access to the site
- Concepts for daylighting, views, and access to nature
- Plans for indoor and outdoor break spaces
- Design solutions for personal control of ventilation and possibilities for operable windows, as appropriate
- Functional sustainability education features
- Low Impact Development site concepts inside and outside of security perimeter
- Water efficiency target and key water use reduction strategies
- Options for on-site water collection, treatment, and reuse
- Support for low-emitting vehicles
- Establish energy efficiency goals
- Recommend coordinated changes to lighting control standards between ACA and Washington State to offer more energy efficiency lighting solutions
- Advanced lighting technologies
- Detailed measurement and control strategy
- Recommendation on centralize vs. decentralize HVAC system options
- Renewable energy target and timetable
- Renewable technology options and funding resources
- Research innovative strategies for energy efficient site lighting

LEED Analysis of Alternative Sites for WDOC Western Washington Reception Center

August 31, 2011

Introduction

Washington Department of Corrections (WDOC) is seeking to develop a new Western Washington Reception Center. Three alternative sites (Thurston County, Bremerton, and Mason County) are being considered as candidates for the new reception center. Per Washington State mandate, public facilities must, at a minimum, achieve LEED Silver Certification. The following preliminary LEED scores for each alternative site were based on the each site's existing conditions and proposed predesign concept:

WDOC Reception Center Alternative Sites Preliminary LEED Scores			
	Yes	Maybe	No
Thurston County Site	50	10	50
Bremerton Site	51	11	48
Mason County Site	57	13	40

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

This report includes:

- An approach for each site to achieve LEED 2009 for New Construction and Major Renovations (LEED-NC) Silver Certification at a minimum.
- A preliminary LEED-NC checklist for each site.

Minimum Program Requirements

Projects registered under any of the LEED 2009 rating systems – except LEED for Neighborhood Development – must comply with the [Minimum Program Requirements](#) (MPR) to be eligible for LEED Certification.

The following two MPRs require special attention:

MPR #3 - Use a Reasonable Site Boundary requires the LEED project boundary include all contiguous land that is associated with and supports normal building operations for the LEED project building, including land that will be disturbed for the purpose of undertaking the LEED project.

The LEED project boundary may not include land that is owned by a party other than that which owns the LEED project unless that land is associated with and supports normal building operations.

LEED projects located on a campus must have project boundaries such that if all the buildings on campus become LEED certified, then 100% of the gross land area on the campus would be included within a LEED boundary.

Any given parcel of real property may only be attributed to a single LEED project building.

Gerrymandering of a LEED project boundary is prohibited. The boundary may not unreasonably exclude sections of land to create boundaries in unreasonable shapes for the sole purpose of complying with prerequisites or credits.

MPR #6 - Allow USGBC Access to Whole-Building Energy and Water Usage Data requires that all certified projects commit to sharing with the USGBC and/or GBCI all available actual whole-project energy and water usage data for a period of at least five years. Note that projects that provide usage data via Energy Star Portfolio Manager can earn 1 point for EAc5- Measurement & Verification.

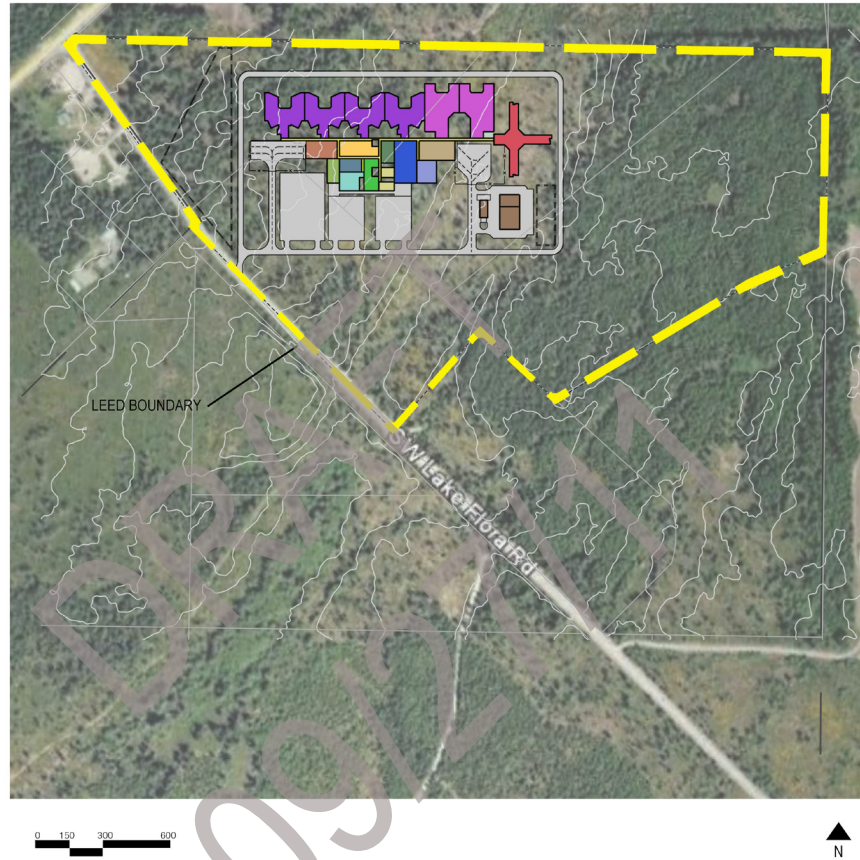
MPR Relevancy to WDOC Reception Center Project

Regardless of the ultimate selection of the site for the WDOC Reception Center, all LEED MPRs must be met. LEED MPRs are reasonable and can be achieved with any of the three alternative sites. Special mention of the requirements for MPR #3 and #6 are noted above because:

- MPR #3 provides clear guidance on how a LEED project boundary should be determined. Since many of a project's LEED points are dependent on where the LEED project boundary is set, determination of the LEED project boundary for the selected site of the WDOC Reception Center should occur early in the design development process. See attached preliminary LEED project boundaries based on the predesign phase.
- MPR #6 is a new LEED requirement for sharing the project's actual energy and water usage data with the USGBC and/or GBCI. This requirement may be fulfilled by granting the USGBC and/or GBCI access to the project's utility bills or by reporting building performance data through an interactive management tool, such as Energy Star Portfolio Manager, which in turn will earn the project 1 point for EAc5- Measurement & Verification. Early in the design development of the selected site, WDOC should consider which of the MPR #6 reporting options fits best with their overall property management practices.

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BREMERTON LEED BOUNDARY



Bremerton

Based on the LEED analysis of the Bremerton site's predesign, this site can achieve LEED-NC 2009 Silver Certification. The Bremerton site's preliminary LEED checklist scores are summarized below and a detailed checklist is included at the end of this report:

Bremerton Site Preliminary LEED Scores				
	Yes	Maybe	No	Possible Points
SS	10	0	16	26
WE	4	1	5	10
EA	13	9	13	35
MR	7	0	7	14
EQ	8	1	6	15
ID	6	0	0	6
RPC	3	0	1	4
	51	11	48	110

Sustainable Sites – 10 of 26 possible points

The Bremerton site is a new development site. The LEED project boundary will match the property line. The Bremerton site will meet the prerequisite for Construction Activity Pollution Prevention by meeting the Washington State requirements for Temporary Erosion and Sedimentation Control. The Bremerton site will not achieve SSc1 - Site Selection because part of the development will be within the wetland buffer zone. The Bremerton site is not in a densely settled area which prevents it from achieving SSc2 - Development Density and Community Connectivity. The Bremerton site is not a Brownfield site which prevents it from qualifying for SSc3. The Bremerton site does not have access to two bus routes within a quarter mile and therefore will not meet SSc4.1. The Bremerton site could meet SSc4.2, 4.3, and 4.4 for alternative transportation options by meeting requirements for bike accommodations, low-emitting and fuel-efficient vehicles, and parking capacity. The Bremerton site has adequate space to achieve SSc5.1 and 5.2 for restoring habitat and maximizing open space. The Bremerton site has soils that are not suitable for infiltration and therefore will not support the achievement of SSc6.1- Stormwater Design, Quantity Control. SSc6.2 - Stormwater Design, Quality Control can be met on site. The Bremerton site's asphalt parking lot prevents it from meeting the requirements for SSc7.1 – Heat Island, Non-Roof. The Bremerton site can achieve SSc7.2 – Heat Island, Roof by specifying reflective roofing materials. The Bremerton site will not achieve SSc8 – Light Pollution Reduction because the distance between the building's security lighting and northern property line is too constrained to stay within the allowable limits of SSc8's light trespass beyond the LEED project boundary.

Water Efficiency – 4 of 10 possible points

The Bremerton site can meet the prerequisite for Water Use Reduction and earn additional points for Water Use Reduction between 30 to 40% by specifying low-flow toilets, water-efficient sink and spray valves, showers, and appliances. For outdoor water use, drought-tolerant planting and an efficient irrigation system that reduces water consumption by 50 percent or more will earn the project 2 points.

Energy and Atmosphere – 13 of 35 possible points

The Bremerton site must meet the prerequisites for fundamental commissioning, minimum energy performance and fundamental refrigerant management. The Reception Center will meet the project's mandatory energy savings requirements. The estimated score for the Bremerton site's EAc1-Optimize Energy Performance is 8 "yes" points. On-site renewable energy is not considered part of the predesign package, therefore EAc2 is a "no" credit. EAc3 - Enhanced Commissioning and EAc5 - Measurement and

Verification are marked as “yes” credits because they match the WDOC’s priorities. EAc4 – Enhanced Refrigerant Management is marked as a “maybe” credit due to the challenges of meeting the credit’s requirement with large mechanical equipment. EAc6 – Green Power is listed a “maybe” credit because its purchase would come out of an operating budget rather than project construction dollars.

Materials and Resources – 7 of 14 possible points

The Bremerton site will meet the prerequisite for storage and collection of recycles. One hundred percentage of the building program will be new construction and therefore will not meet the criteria for MRc1.1 and 1.2 – Building Reuse. In the Puget Sound area, projects typically divert more than 75 percent of construction waste; therefore the project is indicating 2 “yes” points for MRc2. The high percentage of steel and concrete specified for the Reception Center should be able to push the MRc4-Recycled Content to achieve 2 points for 20% recycled content. The abundance of regionally procured building materials such as concrete, asphalt, wood, glass, drywall, rebar, and building siding should be able to push MRc5-Regional Materials to achieve 20% of the construction materials budget. The relatively small amount of wood specified within the Reception Center makes achieving MRc7 an attainable goal.

Indoor Environmental Quality – 8 of 15 possible points

The Bremerton site will meet the prerequisites for minimum indoor air quality performance per Washington State’s Energy code and environmental tobacco smoke control per Washington State law. EQc1 – Outdoor Air Delivery Monitoring helps reduce operating costs and is a good fit for the Reception Center’s program, therefore it is marked as a “yes” credit. EAc3.1 and 3.2 - Construction IAQ Management are marked as “yes” credits because they match WDOC’s priority for creating a healthy indoor environment. Continuing the goal of creating a healthy indoor environment all four of EQ 4- Low Emitting Materials credits are marked as “yes” credits. The controllability of systems, thermal comfort verification, and daylight and views credits can not to be achieved given the program requirements for housing inmates. There is a possibility that EQc7.1 Thermal Comfort – Design could be met and therefore is marked as a “maybe” credits.

Innovation and Design Process – 6 of 6 possible points

All projects have the potential to achieve six points (five points for fulfilling Innovation and Design credits plus 1 point for having a LEED Accredited Professional on the team) in this category. Projects are allowed a maximum of three exemplary performance credits to apply toward Innovation and Design points.

The Bremerton site could achieve all six Innovation and Design credits in the following way:

- IDc1.1 – Green Housekeeping Plan
- IDc1.2 – Ozone System to Reduce Hot Water Demand for Laundry
- IDc1.3 – Exemplary Performance in MRc2 >95% Construction Waste Diversion
- IDc1.4 – Exemplary Performance in SSc5.1 Protect or Restore Habitat
- IDc1.5 – Exemplary Performance in SSc5.2 Maximize Open Space
- IDc2 – LEED Accredited Professional

Regional Priority Credits – 3 of 4 possible points

Per LEED-NC 2009, projects are assigned six additional Regional Priority Credits based on their zip code. A project earns Regional Priority Credits by fulfilling the requirements in the corresponding base category credit. For example, a project that achieves SSc1 – Site Selection, as a base credit, will earn an additional point, if it has been assigned as a Regional Priority. Of the six Regional Priority Credits, a project can pursue achievement of four.

Bremerton site’s Regional Priority Credits and anticipated scores are as follows:

- SSc1 – Site Selection – Yes
- SSc5.1 – Site Development – Protect or Restore Habitat – Yes
- SSc6.1 – Stormwater Design – Quantity Control – No
- EAc1 – Optimize Energy – Improve by 48% - No
- EAc2 – On-Site Renewable Energy – 13% – No
- MRc7 – Certified Wood – Yes



LEED 2009 for New Construction and Major Renovations

Project Checklist

10	16	Sustainable Sites	Possible Points: 26
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Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

4	1	5	Water Efficiency	Possible Points: 10
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Y	?	N			
			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

13	9	13	Energy and Atmosphere	Possible Points: 35
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Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	5	6	Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

7	1	7	Materials and Resources	Possible Points: 14
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Y	?	N			
			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

8 1 6 Indoor Environmental Quality Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
		1	Credit 6.1	Controllability of Systems—Lighting	1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

1			Credit 1.1	Innovation in Design: Green Housekeeping	1
1			Credit 1.2	Innovation in Design: Ozone Use for Laundry-Reduces Hot H2O	1
1			Credit 1.3	Innovation in Design: Exemplary Perf in MRc2 >95%	1
1			Credit 1.4	Innovation in Design: Exemplary Perf in SSc5.1	1
1			Credit 1.5	Innovation in Design: Exemplary Perf in SSc5.2	1
1			Credit 2	LEED Accredited Professional	1

3 1 Regional Priority Credits Possible Points: 4

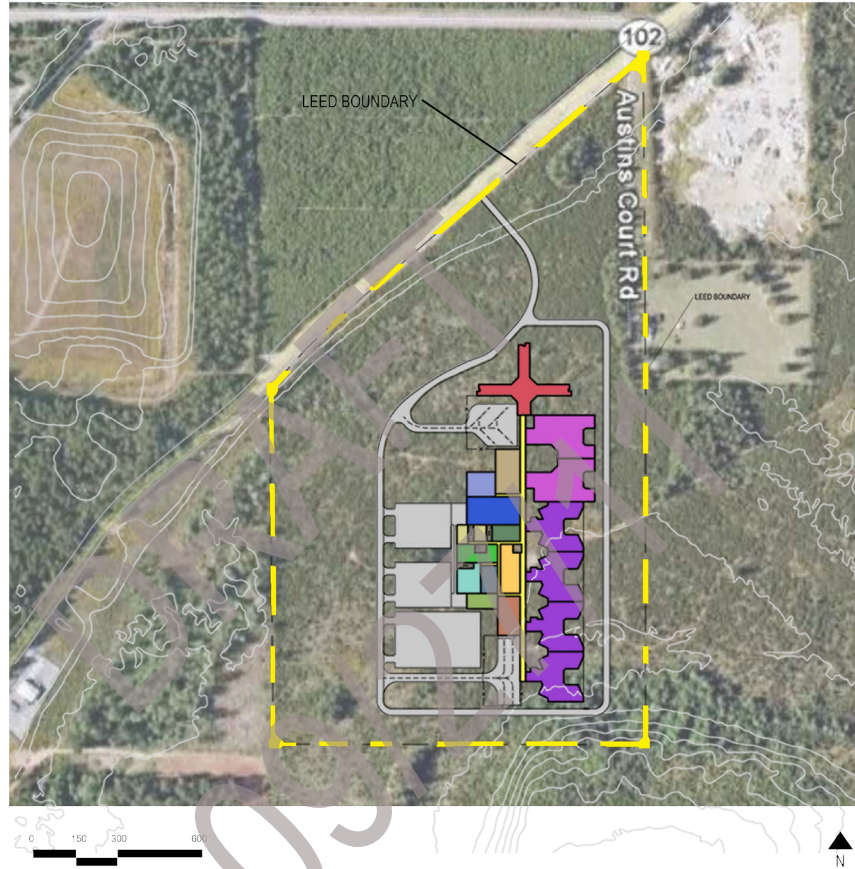
1			Credit 1.1	Regional Priority: SSc1 - Site Selection	1
1			Credit 1.2	Regional Priority: SSc5.1 - Protect & Restore	1
		1	Credit 1.3	Regional Priority: SSc6.1 - Quantity Control	1
1			Credit 1.4	Regional Priority: MRc7 - Certified Wood	1

51 11 48 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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MASON COUNTY LEED BOUNDARY



Mason County

Based on the LEED analysis of the Mason County site's predesign, this site can achieve LEED-NC 2009 Silver Certification. The Mason County site's preliminary LEED checklist scores are summarized below and a detailed checklist is included at the end of this report:

Mason County Site Preliminary LEED Scores				
	Yes	Maybe	No	Possible Points
SS	13	0	13	26
WE	6	3	1	10
EA	13	9	13	35
MR	7	0	7	14
EQ	8	1	6	15
ID	6	0	0	6
RPC	4	0	0	4
	57	13	40	110

Sustainable Sites – 13 of 26 possible points

The Mason County site is new development site. The LEED project boundary will match the property line.

The Mason County site will meet the prerequisite for Construction Activity Pollution Prevention by meeting the Washington State requirements for Temporary Erosion and Sedimentation Control. The Mason County site will achieve SSc1 - Site Selection. The Mason County site is not in a densely settled area which prevents it from achieving SSc2 Development Density and Community Connectivity. The Mason County site is not a Brownfield site which prevents it from qualifying for SSc3. The Mason County site does not have access to two bus routes within a quarter mile and therefore will not meet SSc4.1. The Mason County site could meet SSc4.2, 4.3, and 4.4 for alternative transportation options by meeting requirements for bike accommodations, low-emitting and fuel-efficient vehicles, and parking capacity. The Mason County site has adequate space to achieve SSc5.1 and 5.2 for restoring habitat and maximizing open space. The Mason County site's soils are suitable for infiltration and therefore will support the achievement of SSc6.1 - Stormwater Design, Quantity Control and SSc6.2 - Stormwater Design, Quality Control. The Mason County site's asphalt parking lot prevents it from meeting the requirements for SSc7.1 – Heat Island, Non-Roof. The Mason County site can achieve SSc7.2 – Heat Island, Roof by specifying reflective roofing materials. The Mason County site will achieve SSc8 – Light Pollution Reduction through selection of lighting fixtures and cut-off shield.

Water Efficiency – 6 of 10 possible points

Reclaimed water from outside purveyors is available to the Mason County site. The Mason County site can meet the prerequisite for Water Use Reduction. Mason County site can earn additional points for Water Use Reduction of 30 percent by specifying low-flow toilets, water-efficient sink and spray valves, showers, and appliances. To earn additional points for Water Use Reduction of 35% and 40%, the Mason County site could consider using reclaimed water for flushing, laundry, and/or irrigation. Utilizing a reclaimed water supply will cost more up front to meet double piping requirements, but will reduce operational costs in the future. For outdoor water use, drought-tolerant planting and an efficient irrigation system that uses reclaimed water will earn the project 4 points.

Energy and Atmosphere – 13 of 35 possible points

The Mason County site must meet the prerequisites for fundamental commissioning, minimum energy performance and fundamental refrigerant management. The Reception Center will meet the project's

mandatory energy savings requirements. The estimated score for the Mason County site's EAc1 - Optimize Energy Performance is 8 "yes" points. On-site renewable energy is not considered part of the predesign package, therefore EAc2 is a "no" credit. EAc3 - Enhanced Commissioning and EAc5 - Measurement and Verification are marked as "yes" credits because they match the WDOC's priorities. EAc4 - Enhanced Refrigerant Management is marked as a "maybe" credit due to the challenges of meeting the credit's requirement with large mechanical equipment. EAc6 - Green Power is listed as a "maybe" credit because its purchase would come out of an operating budget rather than project construction dollars.

Materials and Resources – 7 of 14 possible points

The Mason County site will meet the prerequisite for storage and collection of recycles. One hundred percentage of the building program will be new construction and therefore will not meet the criteria for MRc1.1 and 1.2 - Building Reuse. In the Puget Sound area, projects typically divert more than 75 percent of construction waste; therefore the project is indicating 2 "yes" points for MRc2. The high percentage of steel and concrete specified for the Reception Center should be able to push the MRc4 - Recycled Content to achieve 2 points for 20% recycled content. The abundance of regionally procured building materials such as concrete, asphalt, wood, glass, drywall, rebar, and building siding should be able to push MRc5 - Regional Materials to achieve 20% of the construction materials budget. The relatively small amount of wood specified within the Reception Center makes achieving MRc7 an attainable goal.

Indoor Environmental Quality – 8 of 15 possible points

The Mason County site will meet the prerequisites for minimum indoor air quality performance per Washington State's Energy code and environmental tobacco smoke control per Washington State law. EQc1 - Outdoor Air Delivery Monitoring helps reduce operating costs and is a good fit for the Reception Center's program, therefore it is marked as a "yes" credit. EAc3.1 and 3.2 - Construction IAQ Management are marked as "yes" credits because they match WDOC's priority for creating a healthy indoor environment. Continuing the goal of creating a healthy indoor environment, all four of EQ 4 - Low Emitting Materials credits are marked as "yes" credits. The controllability of systems, thermal comfort verification, and daylight and views credits can not to be achieved given the program requirements for housing inmates. There is a possibility that EQc7.1 - Thermal Comfort, Design could be met and therefore is marked as a "maybe" credits.

Innovation and Design Process – 6 of 6 possible points

All projects have the potential to achieve six points (five points for fulfilling Innovation and Design credits plus 1 point for having a LEED Accredited Professional on the team) in this category. Projects are allowed a maximum of three exemplary performance credits to apply toward Innovation and Design points.

The Mason County site could achieve all six Innovation and Design credits in the following way:

- IDc1.1 – Green Housekeeping Plan
- IDc1.2 – Ozone System to Reduce Hot Water Demand for Laundry
- IDc1.3 – Exemplary Performance in MRc2 -95% Construction Waste Diversion
- IDc1.4 – Exemplary Performance in SSc5.1 Protect or Restore Habitat
- IDc1.5 – Exemplary Performance in SSc5.2 Maximize Open Space
- IDc2 – LEED Accredited Professional

Regional Priority Credits – 4 of 4 possible points

Per LEED-NC 2009, projects are assigned an additional six Regional Priority Credits based on their zip code. A project earns Regional Priority Credits by fulfilling the requirements in the corresponding base category credit. For example, a project that achieves SSc1 - Site Selection, as a base credit, will earn an additional point, if it has been assigned as a Regional Priority. Of the six Regional Priority Credits, a project can pursue achievement of four.

Mason County's Regional Priority Credits and anticipated scores are as follows:

- SSc1 – Site Selection – Yes
- SSc5.1 – Site Development – Protect or Restore Habitat – Yes
- SSc6.1 – Stormwater Design – Quantity Control – Yes
- EAc1 – Optimize Energy – Improve by 48% - No
- EAc2 – On-Site Renewable Energy – 13% – No
- MRc7 – Certified Wood – Yes



LEED 2009 for New Construction and Major Renovations

Project Checklist

13 13 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
		5	Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
		6	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

6 3 1 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

13 9 13 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	5	6	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

7 7 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

8 1 6 Indoor Environmental Quality Possible Points: 15

Y					
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
		1	Credit 6.1	Controllability of Systems—Lighting	1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

1			Credit 1.1	Innovation in Design:Green Housekeeping	1
1			Credit 1.2	Innovation in Design: Ozone Use for Laundry-Reduces Hot H2O	1
1			Credit 1.3	Innovation in Design: Exemplary Perf in MRc2 >95%	1
1			Credit 1.4	Innovation in Design: Exemplary Perf in SSc5.1	1
1			Credit 1.5	Innovation in Design: Exemplary Perf in SSc5.2	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

1			Credit 1.1	Regional Priority: SSc1 - Site Selection	1
1			Credit 1.2	Regional Priority: SSc5.1 - Protect & Restore	1
1			Credit 1.3	Regional Priority: SSc6.1 - Quantity Control	1
1			Credit 1.4	Regional Priority: MRc7 - Certified Wood	1

57 13 40 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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THURSTON COUNTY LEED BOUNDARY



Thurston County

Based on the LEED analysis of the Thurston County site's predesign, this site can achieve LEED-NC 2009 Silver Certification. The Thurston County site's preliminary LEED checklist scores are summarized below and a detailed checklist is included at the end of this report:

Thurston County Site Preliminary LEED Scores				
	Yes	Maybe	No	Possible Points
SS	11	0	15	26
WE	4	1	5	10
EA	10	9	16	35
MR	7	0	7	14
EQ	8	0	7	15
ID	6	0	0	6
RPC	4	0	0	4
	50	10	50	110

Sustainable Sites Category – 11 of 26 possible points

The Thurston County site is a major renovation on an existing campus. The majority of the Reception Center program will be new construction. A small proportion of the building program will be renovations to existing ancillary buildings, including a bus barn, warehouse, and maintenance barn. The LEED project

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boundary will need to include all new building construction and major renovation along with the driveways, sidewalks, and parking areas that support the Reception Center's program. The site includes an existing steam plant that must be included in the project's energy performance calculations if the steam plant provides heat to the Reception Center's program. Parts of the existing campus that do not support the Reception Center may be excluded from the LEED project boundary.

The Thurston County site will meet the prerequisite for Construction Activity Pollution Prevention by meeting the Washington State requirements for Temporary Erosion and Sedimentation Control. The Thurston County site will not achieve SSc1 - Site Selection because part of the Reception Center's program appears to be within the Estimated Wetlands Buffer Setback. The Thurston County site is not in a densely settled area which prevents it from achieving SSc2 - Development Density and Community Connectivity. The Thurston County site is not a Brownfield site which prevents it from qualifying for SSc3. The Thurston County site does not have access to two bus routes within a quarter mile and therefore will not meet SSc4.1. The Thurston County site could meet SSc4.2, 4.3, and 4.4 for alternative transportation options by meeting requirements for bike accommodations, low-emitting and fuel-efficient vehicles, and parking capacity. The Thurston County site has adequate space to achieve SSc5.1 and 5.2 for restoring habitat and maximizing open space. The Thurston County site has soils that appear to be suitable for infiltration which will support the achievement of SSc6.1 and 6.2 for quantity and quality control of stormwater. The Thurston County site's asphalt parking lot prevents it from meeting the requirements for SSc7.1 – Heat Island, Non-Roof. The Thurston County site can achieve SSc7.2 – Heat Island, Roof by specifying reflective roofing materials. The Thurston County site will not achieve SSc8 – Light Pollution Reduction because the distance between the building's security lighting and property line along Route 9 is too constrained to stay within the allowable limits of SSc8's light trespass beyond the LEED project boundary.

Water Efficiency Category – 4 of 10 possible points

The Thurston County site can meet the prerequisite for Water Use Reduction and earn additional points for Water Use Reduction between 30 to 40% by specifying low-flow toilets, water-efficient sink and spray valves, showers, and appliances. For outdoor water use, drought-tolerant planting and an efficient irrigation system that reduces water consumption by 50 percent or more will earn the project 2 points.

Energy and Atmosphere Category – 10 of 35 possible points

The Thurston County site must meet the prerequisites for fundamental commissioning, minimum energy performance and fundamental refrigerant management. The Reception Center will meet the project's mandatory energy savings requirements. Factoring in the inefficiencies of Thurston County's existing steam plant, the estimated score for EAc1 - Optimize Energy Performance is 5 "yes" points. On-site renewable energy is not considered part of the predesign package and therefore EAc2 is a "no" credit. EAc3 - Enhanced Commissioning and EAc5 - Measurement and Verification are marked as "yes" credits because they match the WDOC's priorities. EAc4 – Enhanced Refrigerant Management is marked as a "maybe" credit due to the challenges of meeting the credit's requirement with large mechanical equipment. EAc6 – Green Power is listed a "maybe" credit because its purchase would come out of an operating budget rather than project construction dollars.

Materials and Resources Category – 7 of 14 possible points

The Thurston County site will meet the prerequisite for storage and collection of recyclables. Although a small portion of the site's existing building will be renovated for the Reception Center, the amount of building reuse is not enough to meet MRc1.1 and 1.2 – Building Reuse. In the Puget Sound area, projects typically divert more than 75 percent of construction waste; therefore the project is indicating 2 "yes" points for MRc2. The high percentage of steel and concrete specified for the Reception Center should be able to push the MRc4 - Recycled Content to achieve 2 points for 20% recycled content. The abundance of regionally procured building materials such as concrete, asphalt, wood, glass, drywall, rebar, and building siding should be able to push MRc5 - Regional Materials to achieve 20% of the construction



LEED 2009 for New Construction and Major Renovations

Project Checklist

11 15 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

4 1 5 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
2	1		Credit 3	Water Use Reduction	2 to 4

10 9 16 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	5		Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

7 7 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

8 **7** **Indoor Environmental Quality** **Possible Points: 15**

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
		1	Credit 6.1	Controllability of Systems—Lighting	1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
		1	Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

6 **Innovation and Design Process** **Possible Points: 6**

1			Credit 1.1	Innovation in Design: Green Housekeeping	1
1			Credit 1.2	Innovation in Design: Ozone Use for Laundry-Reduces Hot H2O	1
1			Credit 1.3	Innovation in Design: Exemplary Perf in MRc2 >95%	1
1			Credit 1.4	Innovation in Design: Exemplary Perf in SSc5.1	1
1			Credit 1.5	Innovation in Design: Exemplary Perf in SSc5.2	1
1			Credit 2	LEED Accredited Professional	1

4 **Regional Priority Credits** **Possible Points: 4**

1			Credit 1.1	Regional Priority: Site Selection	1
1			Credit 1.2	Regional Priority: SSc5.1 - Protect & Restore	1
1			Credit 1.3	Regional Priority: SSc6.1 - Quantity Control	1
1			Credit 1.4	Regional Priority: MRc7 - Certified Wood	1

50 **10** **50** **Total** **Possible Points: 110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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appendix section 9.4

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9.4 Washington Department of Corrections Planning Documents

9.4.1 Master Plan

The Master Plan Segments shown here are to highlight selected passages to underscore the need for a better reception center to handle overcrowding at the current facility.

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WASHINGTON STATE DEPARTMENT OF CORRECTIONS
STATEWIDE MASTER PLAN

HELLMUTH, OBATA + KASSABAUM *with*

Christopher Murray & Associates

Kathleen Gookin, CJPS

BJSS Duarte Bryant Architects

The Cotton Group

EES

DEI

**Legislative Committee Presentation
January 2005**



JANUARY 2005

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EXECUTIVE SUMMARY

1.0 HIGHLIGHTS

Washington State is experiencing some of the worst prison crowding in the nation and, in the absence of change, crowding is only expected to get worse. Ten years from now, the Department of Corrections will need more than 5,400. Not only are the prisons very crowded, but also they lack adequate capacity for offender programs and offender jobs. Crowding and idleness are among the most serious of all prison problems. Public, staff, and offender safety are at risk with a system this crowded. Decision makers need to act quickly before crowding is compounded to the point of serious incident and increased liability.

Adding beds to minimum security prisons is the least expensive and quickest solution, but the greatest need is at higher security levels. Renting beds from other jurisdictions is also a quick solution, but one which has commensurate risk in terms of having less control over cost and availability and conditions of confinement. Despite the risks, this is likely the only way to obtain additional capacity at higher security levels in the short-term.

Master Plan recommendations include creative solutions based not only on the consultants' experience and knowledge of correctional best practices, but also on information discovered during analysis of prison operations throughout the state. One solution creates an entirely new facility security level that is cost efficient in terms of construction and operations, saving millions in capital costs compared to traditional building solutions. Although few options are this attractive, the proposed solution to solve Reception Center crowding saves staffing costs equivalent to a substantial portion of new construction costs. Despite these innovations, building high security beds is expensive and requires years of lead time.

This Statewide Master Plan discusses why Washington prisons are crowded, presents an electronic means to analyze and test crowding, describes written scenarios with cost estimates, and summarizes the current facility conditions.

2.0 OVERCROWDED DEPARTMENT OF CORRECTIONS FACILITIES

The Department of Corrections' facilities are crowded and getting more so by the day. According to *The Corrections Yearbook: Adult Corrections 2002*, Washington's prison system is one of the most crowded in the nation.¹ Every day, four close custody offenders share a cell designed or planned for two. There are other situations, such as at the Reception Center, where it is common for three men to occupy a cell built for one, with one man sleeping on the floor with his head next to the toilet. This is urgently overcrowded, and crowding to this degree jeopardizes prison safety. In a one year sample comparing cells with four occupants to cells with two occupants, it was found that an offender in a four-person cell was 2.8 times as likely to be assaulted and injured as an offender in a two-person cell.

Emergency measures, such as renting beds from other states, are helping fill the gap, but cannot be relied upon forever. Without action, the situation will worsen. Even after accounting for capital projects that have already been funded, over the next ten years the Department is expected to need more than 5,400 additional beds to provide sufficient housing for prisoners.

How did this happen?

The Department of Corrections has little control over the number of people in prison. Crime, and what society chooses to do about it, determines how many people are in prison. Offenders convicted of crimes that carry sentences of more than a year must serve their sentence in a Department of Corrections' facility. The amount of time they stay is determined by a sentencing grid set by state law. Since the last Master Plan in 1991, the number of offenders going to prison has outpaced the number of new prison beds being built.

So why are prison populations up when crime is down? The violent crime rate (crimes per 1,000 population) in 2002 was 30 percent lower than its peak in 1992. The property crime rate was 25 percent lower than its peak in 1987.

The only way that crime can be down, and prison populations up, is for more criminals to be caught and sent to prison, for the ones who are sent to stay longer, or both. In fact, while crime has gone down, convictions have gone up. Sentence lengths, meanwhile, are now

¹ The *Corrections Yearbook* ranks Washington in the top third of states for overcrowding when capacity calculations are standardized.

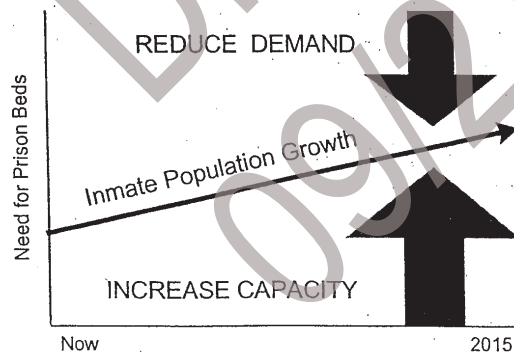
for prison beds is to be reduced. A significant investment in research, program monitoring, quality control, and program evaluation is an essential component of this initiative.

The second track is a logical extension of the first. Through Offender Accountability Plans, an individualized strategy is developed for offenders about to be released in order to make best use of post-release supervision time and reduce the risk of re-offense. This and the first track are not yet fully developed. The ideas are in place, many of the interventions are being delivered, and community transition plans are being written. Much has been accomplished but more needs to be done.

5.0 SOLUTIONS TO OVERCROWDING

There are two ways to solve the problem of prison overcrowding: increase capacity or reduce demand. The strategies discussed immediately above are strategies to reduce demand. If successful, they will solve only part of the problem. Furthermore, their ultimate success is not measured in months, but in years. Only time will tell to what extent long-term prison bed demand has been reduced by the actions being taken by the Department today and in the days to come.

Exhibit E.2 – TWO WAYS TO ADDRESS THE SHORTAGE OF PRISON BEDS



There are only a few ways to increase capacity quickly. While there is no guarantee, beds can likely be rented from other states. Contracts can be signed with local jails. These emergency measures must be taken until the necessary capital projects are completed. They will not, however address the greatest need for additional beds which is at the Reception Center and at higher security levels – particularly at close security. Funded projects will close part of that gap, but there will still be a need for 5,062 prison beds for men, and 367

7.0 CREATIVE MONEY-SAVING SOLUTIONS

The capital investment and subsequent commitment of operating dollars to meet the future needs of the Department is very large. Several creative solutions are put forth to help reduce capital and operating costs.

- The Master Plan team conducted a housing unit efficiency study. It demonstrates that, if new staff-efficient housing is constructed not only to meet the projected deficit in reception beds in 2015, but also to replace old staff-inefficient reception housing, ongoing savings in operating costs equal to a substantial portion of the cost of new Reception Center construction;
- Expansion of existing minimum security housing units at the Airway Heights Corrections Center, Monroe Correctional Complex, Larch Corrections Center, Cedar Creek Corrections Center, and the Olympic Corrections Center can provide capacity faster and at less cost than building new minimum security institutions. Augmenting those facilities with additional program space can facilitate the provision of offender change and transitional programs from those institutions from which many offenders exit the system; and
- Creation of an entirely new kind of correctional institution – a “hybrid” facility with a close security perimeter and minimum security interior and staffing – will save millions in construction and likely produce economies in operating costs.

Some solutions, while creative, either will not work or cannot be realized in time to meet the urgent need for expansion of prison capacity. For instance, the creation of regional jails is a promising venture that will take a long time to mature. Shepherding this idea rightly belongs with an agency like the Sentencing Guidelines Commission with representatives from all parts of the criminal justice system

Another idea that surfaced during planning was to convert excess state property for correctional use. Other state properties with no correctional history generally have significant limitations if attempts are made to convert them to prisons. State facilities for juveniles are the most promising for conversion since their use is similar. This Master Plan recommends that the former Mission Creek Youth Camp be reopened as an adult facility. Other state juvenile facilities are currently occupied and the latest Caseload Forecast Council’s estimate of future demand suggests that they will continue to be needed for Juvenile Rehabilitation Administration use for the foreseeable future.

Key evaluation factors: Wetlands, endangered species, contaminants, runoff areas, adjacent preserves, historical structures, cemeteries.

Critical criteria

Other Critical Criteria for site evaluation included: a) Proximity to Population Centers; b) DOC Synergies; and c) Community Support. These parameters are considered to be secondary in nature in that they are helpful but not essential to the expansion of DOC institutions.

Near population center: Ideally, all DOC corrections facilities should be located near population centers. Recruiting, training and retaining sufficient numbers of staff is essential for cost effective and secure DOC operations; the ability to draw upon an adequate pool of potential employees is, therefore a fundamental need. Equally important for staff retention, are the resources that population centers can provide: adequate primary and secondary health care services for staff and their families; conveniently located and affordable housing; a range of retail services; recreational, sporting and cultural opportunities; access to airports and major transportation arteries; and quality primary and secondary public schools. Finally, the ability to work for DOC without being far away from friends and extended family is often a fringe benefit of larger population centers. The size of the population center was considered a variable and was evaluated relative to the size of the DOC facility and expansion.

Key evaluation factors: Time proximity to: staff housing; recreational, sporting and cultural opportunities; schools; highways/airports; retail services; health care services; staff families; etc.

DOC synergies: It would be cost prohibitive for every DOC corrections facility to be operationally self sufficient. Even some of the largest DOC facilities cannot afford to provide the full ranges of all services required for offenders and staff. Most facilities are co-dependent with other facilities. Health care services can and should be provided at each facility; however, the smaller and more isolated facilities cannot provide the full range of sophisticated mental or medical services that are required. Reception Center

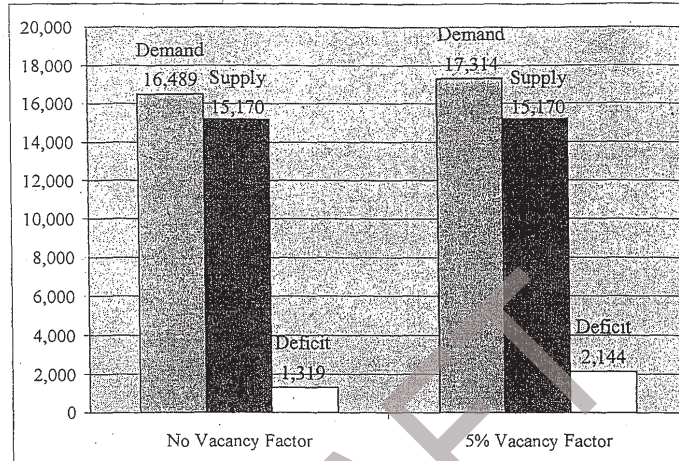
beds for men can only be cost efficient and functionally effective at one or, perhaps two locations. Also, the DOC has a wide range of custody needs and no one facility can economically provide all the necessary security and classification levels. Other services that are best shared between two or more facilities include: cook-chill food preparation, sex offender programs, pre-release programs, educational opportunities and various levels of work programs, and natural resource utilization efforts such as composting, recycling, etc. Each facility was evaluated as to how much support it needed from other DOC facilities and how much it contributed to the support of other facilities.

Key evaluation factors: Time proximity to: reception beds; food factory; primary and secondary offender medical and mental health care; crisis beds; laundry; offender work programs; offender educational opportunities.

Community support: It is very difficult to build new, or expand existing facilities without some level of community support. Without broad community support even modest and very reasonable expansion plans can be delayed or denied. New construction projects, especially large correctional facilities, can be viewed as problematic and become very controversial. This is especially true in smaller communities and in situations where the correctional facilities are highly visible. On the other hand, DOC facilities also offer significant existing and future employment opportunities. Each community struggles to balance what they perceive to be the costs and benefits.

Due to perceived potential threats to public safety, economics or the environment, some of the existing DOC facilities have been required to have use permits that specify precise offender population levels and/or security levels. In some of these cases the door may be permanently closed to any significant expansion while other communities may be more receptive. Receptiveness can be improved through large numbers of DOC staff active and voting in the community and by a record of safe operations and contributions to public works. Other, usually minimum custody, facilities have extensive offender work programs that offer very visible and appreciated services. In these cases the public perception can be very positive. While

Exhibit 14 BEDS: SUPPLY, DEMAND AND TOTAL DEFICIT FOR MARCH 2004



With current levels of crowding, there are situations where four close custody offenders share a cell meant for two. Similarly at the Reception Center, on a typical night 150 offenders or more sleep on the floor, it is common for three men to occupy a cell built for one, with one man sleeping on the floor with his head next to the toilet.

This is a situation which needs to be addressed as soon as possible. In a one year sample comparing cells with four occupants to cells with two occupants, it was found that an offender in a four-person cell was 2.8 times as likely to be assaulted and injured as an offender in a two-person cell. This is illustrated in Exhibit 15, below.

projection would estimate about 368 classified offenders at the Reception Center awaiting transfer in 2015. However, even if the system were not crowded, not everyone would be transferred immediately out of reception and some percentage would remain for some period of time despite having been classified. If we assume that three-quarters of the offenders could be moved immediately if space were available, the population at reception would go down by 276 (.75 x 368 = 276) and populations at other facilities would collectively increase by this amount. Using this assumption and the custody profile shown in Exhibit 45, approximately 41 offenders would be sent to work release, 82 to minimum security, 131 to medium security, and 22 to close security. To maintain a vacancy factor of five percent at each security level it is necessary to multiply each of these projected changes by 1.05. This effectively redefines the estimated need for male prison beds in 2015 to that shown in following Exhibit 46.

Exhibit 46 – ADJUSTED ESTIMATE OF DEMAND, CAPACITY, AND UNMET NEED FOR MALE PRISON BEDS IN 2015 AFTER DISTRIBUTING RECEPTION CENTER BACKLOG TO OTHER FACILITIES

	Work Release	Minimum Security	Medium Security	Close Security	Maximum Security	Reception	Total
2015 Demand	920	4,326	9,332	3,490	585	1,469	20,122
2015 Capacity	567	2,883	7,462	2,798	535	816	15,061
Unmet Need	353	1,443	1,870	692	50	653	5,061

Note that, except for rounding differences, the total deficit in Exhibit 46 is the same as in Exhibit 41, but the deficit by security level is not. The need for reception beds has been reduced by about 300 with almost all of the impact on lower cost beds.

Another factor that affects demand for prison beds at all levels of security is how community custody violators are handled. It is a recommendation of this Master Plan Team that community custody violators not be housed in existing prison beds in the future. The Department should either contract for jail beds for this population or build dedicated facilities that can act as small jails within, or adjacent to, existing prisons.

It is conservatively estimated that there will be approximately 757 community custody violators who, if nothing else changes, will be housed in DOC prisons in 2015. These 757 violators, plus a five percent vacancy factor, included in tables Exhibit 41 and Exhibit 45, are scattered among various security levels. If this group is handled separately – i.e. if community custody violators no longer occupy regular prison beds – the estimated need for male prison beds in 2015 goes down by 795 ($757 \times 1.05 = 795$). Based on the current distribution of community custody violators by security level, the distribution of need in 2015 is adjusted once more as in Exhibit 47.

Exhibit 47 – ADJUSTED ESTIMATE OF DEMAND, CAPACITY, AND UNMET NEED FOR MALE PRISON BEDS IN 2015

(After Distributing Reception Center Backlog to Other Facilities and Removing Community Custody Violators from Regular Prison Beds)

	Work Release	Minimum Security	Medium Security	Close Security	Maximum Security	Violators	Reception	Total
2015 Demand	879	4,276	9,076	3,312	565	795	1,219	20,122
2015 Capacity	567	2,883	7,462	2,798	535	0	816	15,061
Unmet Need	312	1,393	1,614	514	30	795	403	5,061

As with the previous tables, except for rounding differences, the total projected need in 2015 is the same as in Exhibit 41, but the deficit by security level is not.

3.3 Scenario I: Traditional Approaches to Increasing Capacity for Male Offenders

Under Scenario I, DOC would create additional capacity by expanding existing institutions and building new traditional prison facilities. Violators would be diverted from prison to new DOC specialized regional facilities or to contract jails around the state (see Scenario VI: “Capacity for Community Custody Violators,” below). DOC would continue emergency measures, and rent and/or contract for additional beds until new capacity can be brought on line.

The distribution of demand by security level for Scenario I is as shown in Exhibit 47. There are, of course, a variety of ways that this demand can be met. However, for Scenario I, the Master Plan Team recommends a mix and location of facilities as follows.

3.3.1 Expand Reception Center

The Washington Corrections Center (WCC) was originally constructed with 240 Reception Center beds in single cells. As the facility became crowded, an additional housing unit and an IMU were added. More recently, general population housing units have been converted to Reception Center housing, bringing total reception capacity to 816. In the spring 2004 there were about 1,375 offenders in the Reception Center with 150 routinely sleeping on the floor. (This is particularly problematic in the old reception units because an offender who sleeps on the floor must be located with his head next to a toilet. It is a very crowded space.) The current (2004) capacity and use of the Washington Corrections Center housing is as follows:

**Exhibit 48: WASHINGTON CORRECTIONS CENTER
EXISTING (2004) CAPACITY**

Unit	Reception Center	General Population	IMU
R1	80		
R2	80		
R3	80		
R4	228		
R5	120		
R6	228		
Cedar		180	
Evergreen		228	
IMU			62
Total	816	408	62

There is a projected need for about 1,200 male Reception Center beds by 2015 (see Exhibit 47). In addition, Reception Center housing units R1, R2, and R3 are very staff inefficient if run in their single cell configuration (which is how they should and would be run if there were sufficient capacity). It is proposed that R1, R2, and R3, which have a combined capacity of 240 beds, be demolished. This would leave 576 beds for reception.

With these changes it is necessary to construct 594 new single-celled close security Reception Center beds to meet the demand expected in 2015. (This is equal to three 198-bed close custody units similar to those at CBCC). The following table summarizes the proposed changes and additions to the reception center.

9.4.2 10-Year Plan

The 10-Year Plan developed by the Department includes the goal to maintain core correctional operations by completing the intake process within 30 days. See page 667 and 677 of Case Assignment.

DRAFT
09/27/11

Strategic Plan 2011 – 2017





Message from the Secretary

Eldon Vail, Secretary
Department of Corrections

The work of incarcerating and supervising thousands of offenders has always been challenging, but it's even more difficult during a budget crisis. After multiple rounds of budget cuts, layoffs, program reductions and prison closures, a clear, simple and coherent strategic plan is even more critical to our organization's success.

Our strategic plan will continue to focus on four main areas:

- Maintain core correctional operations
- Focus on the workforce
- Increase successful reentry of offenders to communities
- Improve business practices and performance

How successful we are in each of these areas is largely based on our staff. It's the people who work at the agency who actually make the difference.

Few agencies have felt the impact of the Great Recession like ours has. We are a leaner agency at all levels, and many evidence-based programs that we implemented over the years have been scaled back or eliminated as a result of fewer state resources.

Whether it's the result of new laws or budget cuts, we are more focused than ever on incarcerating and supervising the state's highest-risk offenders. Our strategic plan lays out how we will ensure that the resources we have are focused on minimizing the risk that the highest-risk offenders pose.

Mission Statement

The mission of DOC is to improve public safety.

Vision Statement

Working together for safe communities

Statement of Values

We Value

Staff as our greatest asset

We are committed to the personal and professional development of our staff, and actively seek staff involvement and a shared sense of commitment and service at all levels.

Professionalism and quality of service

As correctional professionals, we demonstrate our commitment through competency, accountability, ethics, and pride in work.

A safe, healthy work environment

We are committed to providing a safe and healthy environment for staff and offenders.

Respect for individuals

We recognize the diversity of individuals and their contributions, and we strive to treat all people – offenders, staff, and public – with dignity and understanding.

Clear, open, honest communication

We encourage communication that promotes unity, productivity, and understanding.

People's ability to grow and change

We acknowledge that people – offenders and staff – have the need and ability to grow and change and we support their endeavors.

Community interaction

We encourage positive interaction with the community as we strive to promote public safety, community protection, and public understanding.

This Statement of Values was developed by our employees to clearly articulate the principles that guide our behavior and the vision that will shape our future.

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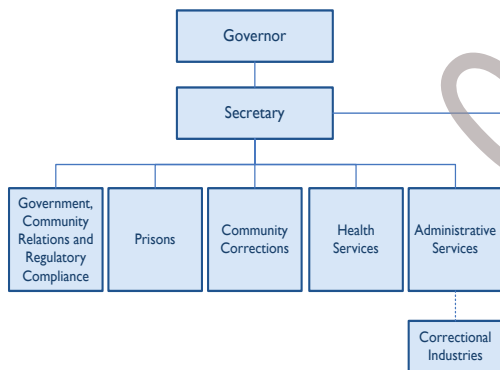
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Agency Overview

The Department of Corrections is the third largest agency in Washington State with a \$1.8 billion biennial operating budget. DOC is responsible for managing all state operated adult prison facilities and supervising adult offenders residing in the community. For individuals residing in our prisons, the Department is required to provide basic care, including healthcare, programming, treatment, correctional work programs, housing, and nutrition services. For individuals in the community, the Department is charged with ensuring compliance with conditions of supervision. The Department also maintains a database on offenders.

Our Organizational Structure

The Secretary of DOC is a cabinet-level position appointed by the Governor. The Secretary is responsible to administer state adult correctional facilities, community supervision activities, and Correctional Industries.



DOC Divisions and Programs

Prisons responsible for the operation of all adult correctional facilities including:

- Institutional Services
- Emergency Operations
- Academic and Vocational Education
- Religious Services
- Family Centered Programs
- Cognitive Behavioral Programs

Community Corrections responsible for community based supervision and programs including:

- Work Release
- Victim Services
- Legal Financial Obligations
- Interstate Compact
- Law Enforcement Notification
- Sex Offender Treatment
- End of Sentence Review

Health Services responsible for basic primary care for incarcerated offenders in prisons including:

- Nursing
- In-Patient Medical and Mental Health Care
- Pharmacy
- Dental
- Out-Patient Medical and Mental Health Care
- Chemical Dependency

Limited services are also provided to offenders on active community supervision and in work release.

Government, Community Relations and Regulatory Compliance

- Risk Management
- Communications
- Internal Audits
- Legislative Liaison
- Policy
- Public Disclosure
- Hearings
- Investigations

Administrative Services

- Human Resources
- Business Services
- Information Technology
- Capital Projects
- Budget
- Health Services
- Finance
- Planning and Research

Correctional Industries responsible for offender work training programs by supplying products to state agencies, county and local governments, and not-for-profit organizations.



Our Workforce

The Department has a diverse staff of approximately 8,400 employees. Together they create safe environments for offenders, as well as Washington citizens.

Our employees come from many professions including law enforcement, health professionals, social services, and community based and facility professionals to support our operations 24-hours a day, seven days a week in our prison and work release facilities, our community supervision operations statewide, and the administrative services needed to support operations and services.

Our Facilities

Our prisons, work release facilities, and community field offices are located throughout the state. Each plays a vital role in supporting successful reentry of the many offenders who will release from confinement and those being supervised in the community under DOC jurisdiction.

Prison Facilities

DOC operates eight major institutions that house offenders. These offenders have a range of custody levels including maximum, close, medium, and minimum custody. In addition, the Department operates five minimum security facilities including three forestry camps. These minimum-security facilities house offenders who will be released to the community within 48 months. The age of the facilities range in age from the 125 year-old Washington State Penitentiary to brand new construction, such as the prison expansion at Coyote Ridge Corrections Center located in Connell, Washington.

Work Release Facilities

The Department operates 15 work release facilities statewide. Offenders housed in work release facilities have progressed from restrictive facilities to partial confinement. These offenders are required to find and maintain employment in the community and contribute to the cost of their room and board. Work release facilities are designed to ensure offenders have employment and housing plans when they are released to communities.

Community Supervision Field Offices

Community supervision services are delivered at 125 field offices, community justice centers, Community Oriented Policing (COP) Shops, and outstations across the state. These locations are where offenders under community supervision report to their community corrections officers and where offender programming and other reentry services take place.

Our Statutory Authority

The Department of Corrections was created in 1981 by the Washington State Legislature. The enabling legislation for the Department is contained in Chapter 72, Revised Code of Washington. Legislative bills signed by the Governor update this authority.

Priorities of Government

The Department of Corrections aligns its mission and services with the Public Safety policy area from the state's Priorities of Government, and contributes to improve the safety of people and property.

This Strategic Plan and our performance management system focuses on the Department's activities that affect the Priorities of Government and contributions towards making Washington the best-managed state in the country.

Transforming Corrections

Looking Back

The recent economic crisis has had a significant impact on the nation and our state. Declining state revenues and a slow job market have translated into the most significant budget shortfalls for Washington state since the Great Depression.

Washington State is not unique in facing uncertainty and having to make hard decisions around state services. We are one of 48 states that have experienced shortfalls after passing our budgets in just the past year. While there are signs that the economy is starting to turn around, the state will have to plan for much more constrained budgets in the future.

Tight budgets have already driven many changes in our agency;

- A reduction in community supervision caseloads by roughly one-third, from nearly 30,000 cases to fewer than 20,000.
- The closure of two prison facilities and the downsizing and repurposing in some of our facilities.
- The implementation of several legislative initiatives to achieve budget reductions and operational efficiencies.
- Staff reductions associated with the aforementioned changes.

Moving Forward

Moving forward, it is certain that we will face new challenges and budget reductions. This strategic plan focuses our resources on essential core operations and provides a construct for future initiatives that promise operational efficiencies, but at the same time opportunities to transform Corrections.

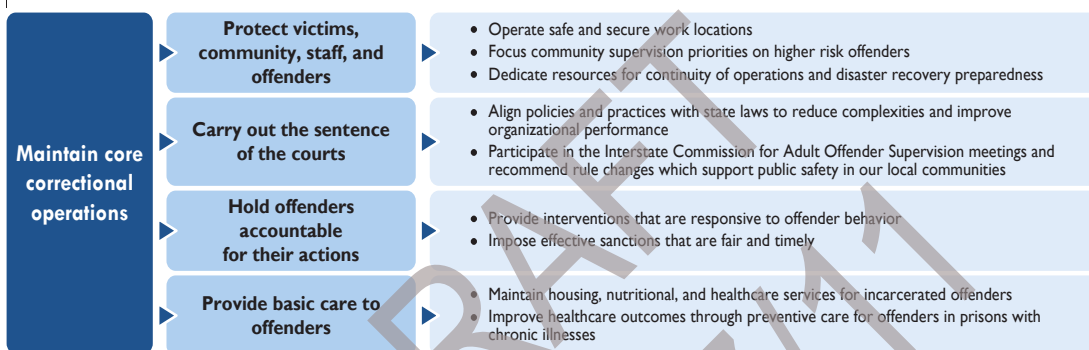
In order to meet these challenges we have to set priorities and work harder and smarter than

ever before. Some opportunities we have taken to make improvements are:

- Our prisons have managed to reduce prison violence even as they deal with a higher risk offender population.
- Community Corrections now receives automated email notifications of jail bookings and releases. We have increased partnerships with state and local agencies and law enforcement for behavioral health, gang and community response units, and moved our registration and notifications of sex offenders into Offender Watch, the state registry.
- Few, if any, state government agencies in the nation have a sustainability program that matches ours. By forming unique partnerships and encouraging our staff and inmates to be innovative, we have reduced our operational costs, provided inmates with education and training opportunities, and promoted scientific research. We are saving money and doing our part to protect our state's natural resources.
- Our Human Resources Department has adopted a comprehensive business plan designed to revitalize and transform services and serve the department as a consultative and strategic partner for both staff and managers.
- The Legislature passed a law that provides courts with a new sentencing alternative for select offenders who have dependent children. Qualified offenders will be under intensive community supervision in lieu of prison so their families will not be separated by incarceration. The intent is to reduce the likelihood of future re-offense and break the cycle of their children likely ending up in the criminal justice system.

These are just a few examples of what DOC and our staff have put into practice to save money, improve performance, and transform Corrections.

Maintain core correctional operations



Core correctional operations include: protecting victims, community, staff, and offenders; maintaining safe and secure work locations; fulfilling legal requirements; providing the basic needs of offenders; and addressing criminal behavior of offenders.

They are the most essential services that contribute to the Priorities of Government results area to improve the safety of people and property.

DOC will continue to focus on maintaining core correctional operations, meeting public expectations and legislative requirements for public safety.

We will work to ensure that our prisons and other work locations are safe for staff, visitors, and offenders. To ensure safety and security, we must exercise the appropriate authority while at the same time treating offenders and their families with respect.

Our prisons remain safe and secure and are operationally sound. We have done much over the years to make our prisons safer. Prisons will always be dangerous places to work, but prisons in Washington state are much safer than they were 30 years ago. Our ability to operate a humane prison system is due to our tradition of understanding that authority must be exercised with legitimacy in the eyes of the inmate population to maintain order. This authority includes everything from our emergency preparedness, our use-of-force protocols, and the verbal skills of our correctional officers to our offender grievance program, and everything in between.

It is this strong operational base that makes us safe and secure that creates the foundation to make the rest of what we do possible.

In order to support the strategic goal of, “Maintain Core Correctional Operations,” the following objectives and strategies are identified.

Protect victims, community, staff, and offenders

The Department is ready to continue core operations in the event of man-made or natural disasters, but needs systems in place to ensure safety and security in both prison and community settings. Plans are in place; however, technological infrastructure to sustain statewide operations for long periods of time is inadequate. Additional funding is necessary to implement these plans for disaster recovery.

In the community, we meet this requirement by establishing standards for face-to-face contacts. These contacts are a vital component toward monitoring offender behavior and addressing their needs.

We can accomplish this objective by:

- Operating safe and secure work locations
- Focusing community supervision priorities on higher risk offenders
- Dedicating resources for continuity of operations and disaster recovery preparedness

Carry out the sentence of the courts

The complexity of Washington State’s sentencing laws impacts the way offenders are supervised in the community. The Department will work with partners to clarify and simplify the sentencing structure and related policies.

We can accomplish this objective by:

- Aligning policies and practices with state laws to reduce complexities and improve organizational performance
- Participating in the Interstate Commission for Adult Offender Supervision meetings and recommend rule changes that support public safety in our local communities

Hold offenders accountable for their actions

The Department strives to improve public safety by focusing on the fundamentals of corrections work. DOC ensures that offenders in prisons and in the community are held accountable for their actions. At the same time, our correctional professionals apply interventions to address offender behavior. Research states that swift and sure adjudication through the hearings process results in appropriate, timely sanctions to bring the offender back into compliance and engage the offender in supervision and programming.

We can accomplish this objective by:

- Providing interventions that are responsive to offender behavior
- Imposing effective sanctions that are fair and timely

Provide basic care to offenders

The Department is required to provide basic care to offenders to include housing, food, and healthcare.

We deliver primary and specialized health services to approximately 16,000 offenders. These services include medical, dental, pharmacy, and mental health care consistent with the Offender Health Plan.

Offenders on average require significantly more health care than most Americans because of poverty, substance abuse, and lack of resources and access to care prior to incarceration.

The Department receives additional funding for health services through population forecast adjustments but funding has not kept up with medical inflation related to these services.

Further complicating the delivery of service to offenders is the reality that our health services professionals still rely on paper medical records. This makes it difficult to provide services in a cost-effective, efficient manner and to ensure a consistent standard level of care for the offender.

We can accomplish this objective by:

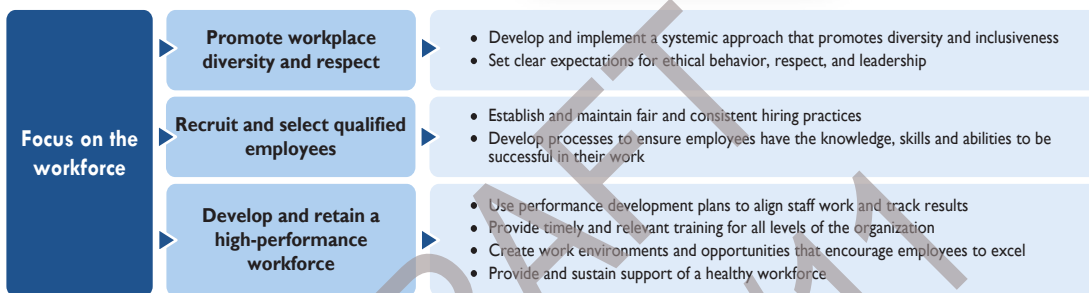
- Maintaining housing, healthcare, and nutritional services for incarcerated offenders
- Improving healthcare outcomes through preventive care for offenders in prisons with chronic illnesses

How do we measure success?

- Rate of recidivism
- Number and percent of offenders admitted to prison with prior contact with DOC
- Rate of violent infractions in prison
- Percent of resolution of offender grievances at the local level
- Average working days of confinement to conduct a violation hearing
- Rate of re-offense of offenders on active supervision
- Percent of cases with intake completed within 30 days of case assignment
- Percent compliance with established standard for offender contacts
- Average cost of healthcare compared to an established benchmark



Focus on the workforce



Our staff is critical to maintaining our core operations and delivering a range of services to offenders. Department leaders recognize it takes dedication and commitment by our staff to operate facilities on a daily basis while striving to fulfill our mission of improved public safety.

The Department employs nearly 8,400 people whose job it is to operate the state adult correctional system. Maintaining a fully trained, stable workforce is essential to sound business practices and operations. This strategic goal focuses our attention on our workforce and recognizes their contribution in achieving the organization’s mission and goals. In order to support this strategic goal moving forward, the following objectives and strategies have been identified.

Promote workplace diversity and respect

Our workplace culture should be one where all employees are treated with respect and one

that actively promotes the diversity of its staff. It should be the kind of workplace that is supportive to employees so they can be productive as they can accomplish the difficult work of Corrections.

To accomplish this goal, we need to cultivate diversity in our workplace in a serious way. We have trained our staff. Now we must commit to action. We cannot be reactive to events; rather it is time to face the tough issues around diversity through meaningful dialogue and action. This begins with setting clear expectations for staff and holding managers and supervisors accountable for promoting workplace diversity.

We can accomplish this objective by:

- Developing and implementing a systematic approach that promotes diversity and inclusiveness
- Setting clear expectations for ethical behavior, respect, and leadership

Recruit and select qualified employees

We continue to be challenged with recruiting for hard-to-fill jobs in competing labor markets; especially in healthcare markets.

We recently streamlined the application process to better accommodate and attract job seekers. We have adopted a centralized recruitment model – focusing our resources on hard-to-fill healthcare positions.

Although these enhancements are a positive step forward, we cannot continue to rely on outdated hiring practices to fill job vacancies. We must improve our processes to integrate consistency and fairness during the interview and selection of diverse and qualified job seekers. An unqualified workforce can result in an increase in safety and security risks, an increase in training and overtime costs, and a decrease in staff morale.

We can accomplish this objective by:

- Establishing and maintaining fair consistent hiring practices
- Developing processes to ensure employees have the knowledge, skills and abilities to be successful in their work

Develop and retain a high-performance workforce

There are greater demands today for agencies to be more accountable and transparent to state leaders and the public. Employees expect their managers and leaders to clearly define their roles and responsibilities, as well as help staff see how they contribute to the mission and goals of the agency. The ever changing work demands placed on operations require that our supervisors be equipped to mentor, develop and track their staff's performance. The Department must empower managers and supervisors to find opportunities for staff to

perform and excel in their jobs. The workplace culture should be one that promotes the field of corrections as a career rather than just a job.

Another aspect to creating a high-performance workforce is to recognize the importance of health and wellness of its staff. Many of our jobs are physically and mentally demanding. Job performance, attendance, and safety can be linked to workplace wellness activities. The Department will continue to promote workplace wellness activities, both statewide and locally in our work locations.

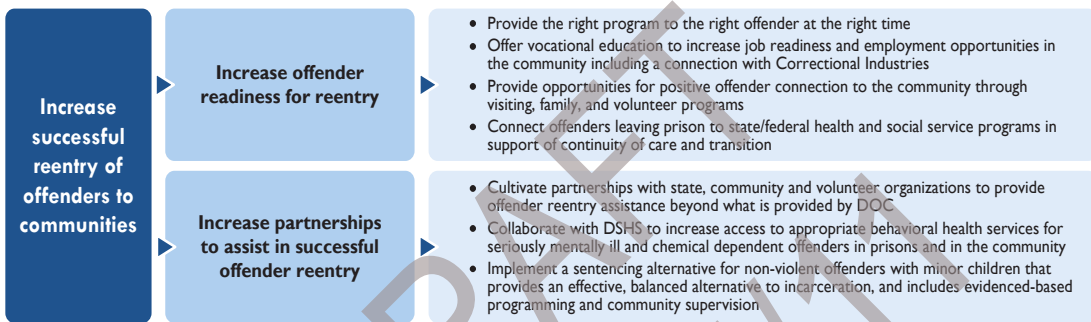
We can accomplish this objective by:

- Using performance development plans to align staff work and track results
- Providing timely and relevant training for all levels of the organization
- Creating work environments and opportunities that encourage employees to excel
- Providing and sustaining support of a healthy workplace

How do we measure success?

- Department of Personnel's Enterprise Human Resource Management Report, specifically:
 - Results from the statewide employee survey
 - Diversity of our workforce
 - Time to fill staff vacancies
 - Percent of employee turnover
 - Early resolution of staff grievances and disciplinary actions
 - Percent of on-time employee performance and development plans
 - Overtime use in hours and expenditures
 - Number of vacant positions

Increase successful reentry of offenders to communities



Offenders are sentenced, supervised, and live in every community in Washington State.

The fact is that roughly 97 percent of incarcerated offenders will one day complete their sentences and be released to the community. Not all offenders go to prison. Today, approximately 35 percent of offenders on community supervision have spent time in prison. The remaining 65 percent of offenders on community supervision come to DOC directly from the courts or jails.

DOC is committed to preparing each offender for successful reentry into the community by investing available resources in a portfolio of evidence-based and cost-effective intervention programs and services. These programs and services are essential to help offenders learn the skills and self-control necessary to avoid future criminal behavior. The Reentry Initiative is a cornerstone of our efforts to improve public safety.

Even as budget resources become scarcer, DOC still considers evidence-based re-entry programs to be a high priority and will continue to invest in basic and vocational education, life skills, additional community justice centers, expanded chemical dependency and mental health treatment, and family centered programming.

Successful reentry by offenders is a collaborative effort requiring engagement with community stakeholders, support agencies, partnerships, offender families, and the offender. Each community is unique in what it can offer in support of the offender's reentry. Research has shown that addressing the problem together and investing in what works can result in reduced local and state criminal justice costs which generates a cost benefit to the taxpayer.

Recent budget shortfalls due to the recent economic crisis have impacted programs and services throughout state and local governments. These budget shortfalls have

translated into a reduction in funding for reentry programming and services.

Cultivating Partnerships

We continue to cultivate partnerships with state, community and volunteer organizations to provide offender reentry assistance beyond what is provided by DOC. We have begun collaborative efforts with the Washington State Department of Social and Health Services (DSHS) to:

- Increase access to appropriate behavioral health services for seriously mentally ill and chemically dependent offenders in prisons and in the community.
- Implement a sentencing alternative which will place qualified offenders with children under intensive community supervision in lieu of prison so fewer families will be separated by incarceration. The intent is to reduce the likelihood of future re-offense and break the cycle of their children likely ending up in the criminal justice system.

Partnerships, such as these, take advantage of the unique strengths of both agencies to address the needs of offenders and their families.

Family-Centered Programs

Another example of how partnerships have helped transform Corrections is our family-centered programs.

For years, state government agencies, including ours, rarely spoke about the significant impact incarceration has on children and families, and ultimately public safety. Research shows that children of incarcerated parents are more likely to end up in the criminal justice system themselves one day. This cycle of crime amongst generations often drives the need for

expanded social and human services to support families.

Today, we are doing much more to help break that cycle. We now collaborate with public and private partners to provide a comprehensive approach to family services and to reunify families.

- In 1999, we established the Residential Parenting Program at Washington Corrections Center for Women. This program allows some qualified offenders who are within 30 months of their release to maintain custody of and live with their children while in prison.
- In the past decade, we have expanded family-focused curriculum and activities to all of our prisons with specialists working in multiple prisons to help maintain family-centered programs.
- In 2010, Governor Chris Gregoire signed the Sentencing Alternative for Offenders with Minor Children.
- We have worked with experts in child and parent development from other state agencies, including the Department of Early Learning, to streamline the visitation process.
- We have extended our family services to the community and have community-based specialists who provide parenting programs and referrals to services.
- We cross-train with DSHS staff to eliminate redundancies and make the family services that we provide more effective.

While the progress we have made is impressive, there is much more we can do, both as an agency and as a society to break the cycle.

Increase offender readiness for reentry

Preparing offenders for reentry begins with an individual assessment of their needs. The Department employs proven, evidence-based programs and promising practices that prepares offenders for release, and responses to their assessed needs, and addresses offender risks to the community.

We can accomplish this objective by:

- Providing the right program to the right offender at the right time
 - Implement system wide programs that meet the offender's assessed needs
 - Prioritize offender movement to facilities based on provision of services and interventions
- Offering vocational education and programs (including Correctional Industries jobs) to increase job readiness and employment opportunities in the community
- Providing opportunities for positive offender connection to the community through visiting and family programs

Increase acceptance and partnerships to assist in successful offender reentry

Offenders releasing from prison as well as offenders under supervision are faced with many barriers to meeting their most basic needs, such as housing, employment, treatment, medical care, social services and appropriate documents (i.e., identification card or Social Security card).

The transition to the community is significantly more difficult for offenders who are seriously mentally ill or with a chemical dependency. These individuals need access to appropriate

behavioral health services and treatment during transition and after release.

More than half of offenders are parents who impact the family structure and financial and emotional stability. Resources, beyond what DOC can provide, are needed in each Washington communities to address the needs of offenders and their families.

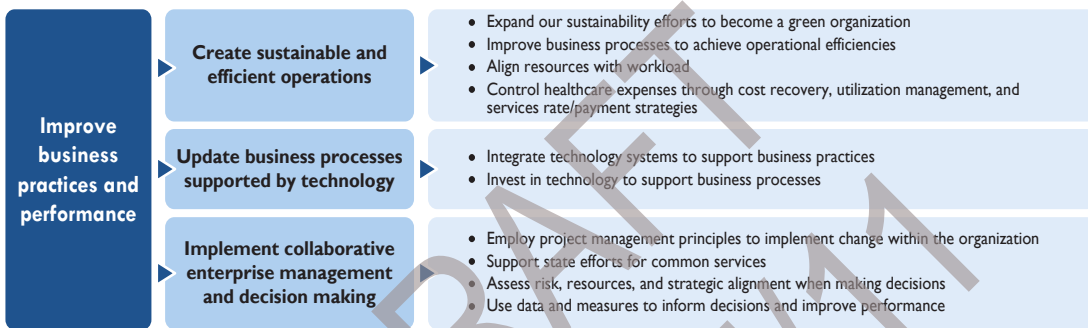
We can accomplish this objective by:

- Collaborating with DSHS to develop a system of care that increases access to appropriate behavioral health services for seriously mentally ill and chemically dependent offenders
- Implementing a sentencing alternative with DSHS that provides an effective, balanced alternative to incarceration, and includes evidenced-based programming and community supervision for offenders with dependent children

How do we measure success?

- Positive changes in the offender's needs assessment in the areas of family, housing, education, employment, treatment, and financial situation
- Percent of program participation vs. assessed need
- Maintain program fidelity by ensuring programs are consistently delivered in accordance with the design criteria
- Priority given to higher risk offenders
- Completion of General Educational Development (GED)

Improve business practices and performance



DOC is committed to managing its operations efficiently within its resources. This strategic goal addresses the Department's need to be transparent and accountable, respond timely to disclosure and information requests, be good stewards of state resources, and increase public confidence. It focuses on critical, essential business processes and practices necessary to achieve results in our core correctional operations and reentry as well as support decision-making regarding our workforce.

Key factors that affect our operations

DOC has been impacted by federal and state requirements to provide timely and accurate electronic discovery and public disclosure requests. The number of documents, especially e-mail documents, is growing at an ever increasing rate. Whether paper or electronic, demands are increasing for storage, security, search, production, and destruction. New

standards, laws, rules, and regulations are placing burdens on agencies and their IT organizations by raising the bar for records management. The ability to retain and retrieve records from multiple sources will be a challenge for many and is a requirement for all.

The Department continues to be challenged by additional levels of regulatory compliance.

Another major challenge facing DOC is the lack of necessary tools to effectively measure and analyze the capacity and performance of its entire portfolio of activities and programs. There is a need for management tools to aid line staff, managers, and business leaders in both monitoring and reporting capacity and performance for individual, localized, and statewide programs and systems.

In order to support the strategic goal of, "Improve Business Practices and Performance," the following objectives and strategies are identified.

Create sustainable and efficient operations

Sustainability means protecting and managing our resources to meet current needs without sacrificing the needs of future generations and natural systems.

In the past two years, we have accomplished a great deal in respects to our sustainability efforts but we can do more. We will continue our efforts by expanding sustainability efforts and innovation to all of our facilities.

Many of these practices will have long-term ongoing cost benefits; especially to curb the increasing cost of providing basic healthcare services for offenders in prison.

To operate efficiently, the Department must apply proven business principles to improve processes.

We can accomplish this objective by:

- Expanding DOC's sustainability efforts to become a green organization
- Improving business processes to achieve operational efficiencies
- Aligning resources with workload
- Controlling healthcare expenses through cost recovery, utilization management, and services rate/payment strategies

Going Green at DOC

Few, in any, state government agencies in the nation have a sustainability program that matches ours. By forming unique partnerships and encouraging our staff and inmates to be innovative, we have reduced our operational costs, provided inmates with education and training opportunities and assisted with scientific research and conservation projects.

In June 2008, we formalized a partnership with The Evergreen State College to establish the Sustainable Prisons Project. The projects three main goals are:

- Reduce our operational costs by reducing our consumption, re-using materials and making our facilities more energy efficient.
- Provide inmates with educational and job-training opportunities that prepare them for the current job market.
- Collaborate with researchers and other government agencies to assist with environmental efforts like restoring and protecting native species.

In less than two years, we have seen remarkable progress in four key result areas.

1. We have reduced our consumption and waste across the state. Each prison has performance targets to reduce its energy use, potable water consumption, wastewater, and solid waste.
2. Sustainability now provides us with low-cost green job experience and training for offenders and has allowed us to help with local environment projects.
 - Inmates at Cedar Creek Corrections Center in Littlerock, Washington, have been more successful than zoos and sanctuaries in raising the endangered Oregon spotted frog.
 - Inmates at Stafford Creek Corrections Center in Aberdeen, Washington, are helping The Nature Conservancy and the U.S. Army reclaim prairies in the Puget Sound region by propagating 200,000 native plants.
 - We are partnering with the state Department of Fish and Wildlife to help restore salmon habitats with inmates from Mission Creek Corrections Center located in Belfair, Washington.
3. We now incorporate sustainability in our reentry effort, which includes promoting pro-social behavior for offenders.
 - Inmates at four prisons now take dogs likely to be euthanized from local animal shelters and train them to be obedient pets or service animals. A feline rescue program at Monroe Correctional Complex in Monroe, Washington, has prevented hundreds of kittens from being euthanized.
 - Inmates at several prisons have built and maintain organic vegetable gardens, providing them with therapeutic opportunities and healthier diets.
4. We make sustainability a key component during the construction and renovation of our facilities.
 - No criminal justice agency in the nation has more LEED (Leadership in Energy and Environmental Design) certified buildings than Washington DOC with 34 certified buildings.
 - Coyote Ridge Corrections Center in Connell, Washington, is the first prison campus in the world to be gold certified by LEED.

Update business processes supported by technology

Business processes are the heart of any operation. Technology system design should support business practices and operations. Systems should be built to collect relevant data and document daily tasks with minimal effort. This will support the analysis and reporting of aggregate data in formats useful to all levels of the organization and will support sharing data with authorized stakeholders to support research.

There are no quick fixes to achieve this objective. Long range planning and investments in technology are needed. We can begin to realize results by developing technology systems that support our key business practices. Data from these systems will help support the Department manage operations at all levels of the organization as well as provide ample data to conduct critical research both inside and outside the agency.

We can accomplish this objective by:

- Integrating technology systems to support business practices
- Investing in technology to support business processes

Implement collaborative enterprise management and decision making

The Department will use risk management principles including data-driven analysis, planning, and project management to reduce risk and ensure efficient use of resources.

We can accomplish this by:

- Assessing risk, resources, and strategic alignment when making decisions
- Use data and measures to inform better decisions

Technology Needs in DOC

DOC, like most organizations, is dependent on technology. We use technology to communicate with each other, document interactions with offenders, and measure our performance. In recent years, there has been a convergence of technology requiring complex infrastructure to operate the system. As a result of this convergence, many life and safety, HVAC, and security systems that were once standalone systems now require computers and networks.

To close the technology gap, the Department needs to invest in the following technologies:

- Offender system maintenance and enhancements to support current business processes
- Data Warehouse system to support daily operations and performance
- Technology infrastructure, networks and security
- Electronic healthcare record system including the capability to collect and analyze healthcare data
- Expanded video conferencing and mobile communications for voice and data
- Offender services network to support re-entry activities
- Disaster recovery of vital services
- Systems in support of public disclosure and electronic discovery

How do we measure success?

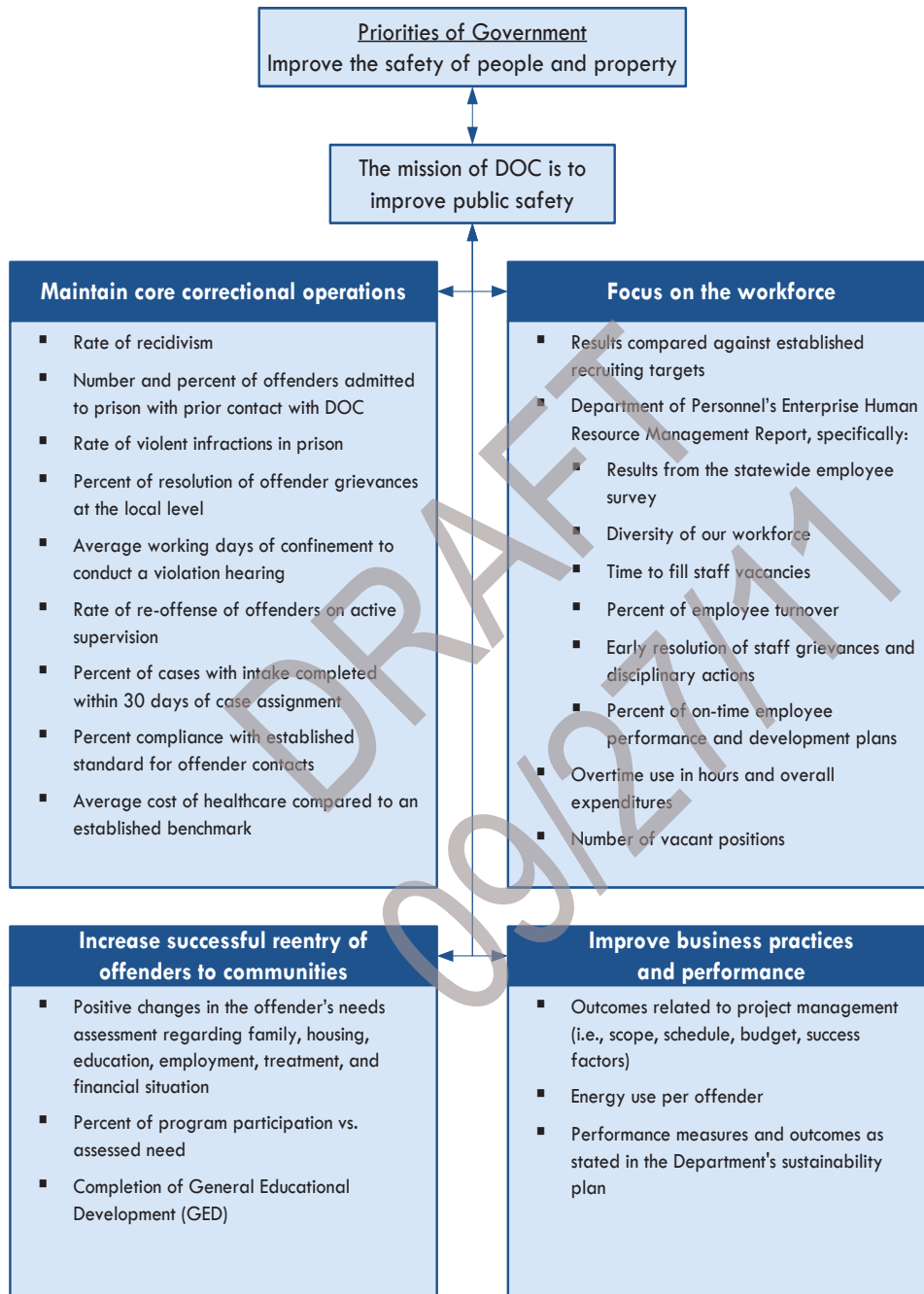
- Energy use per offender
- Performance measures and outcomes as stated in the Department's sustainability plan

DOC Strategic Plan 2011 – 2017 *at-a-glance*

Mission | **The mission of DOC is to improve public safety.**

Vision | **Working together for safe communities.**

Goals	Objectives	Strategies
Maintain core correctional operations	Protect victims, community, staff, and offenders	<ul style="list-style-type: none"> Operate safe and secure work locations Focus community supervision priorities on higher risk offenders Dedicate resources for continuity of operations and disaster recovery preparedness
	Carry out the sentence of the courts	<ul style="list-style-type: none"> Align policies and practices with state laws to reduce complexities and improve organizational performance Participate in the Interstate Commission for Adult Offender Supervision meetings and recommend rule changes which support public safety in our local communities
	Hold offenders accountable for their actions	<ul style="list-style-type: none"> Provide interventions that are responsive to offender behavior Impose effective sanctions that are fair and timely
	Provide basic care to offenders	<ul style="list-style-type: none"> Maintain housing, nutritional, and healthcare services for incarcerated offenders Improve healthcare outcomes through preventive care for offenders in prisons with chronic illnesses
Focus on the workforce	Promote workplace diversity and respect	<ul style="list-style-type: none"> Develop and implement a systemic approach that promotes diversity and inclusiveness Set clear expectations for ethical behavior, respect, and leadership
	Recruit and select qualified employees	<ul style="list-style-type: none"> Establish and maintain fair and consistent hiring practices Develop processes to ensure employees have the knowledge, skills and abilities to be successful in their work
	Develop and retain a high-performance workforce	<ul style="list-style-type: none"> Use performance development plans to align staff work and track results Provide timely and relevant training for all levels of the organization Create work environments and opportunities that encourage employees to excel Provide and sustain support of a healthy workforce
Increase successful reentry of offenders to communities	Increase offender readiness for reentry	<ul style="list-style-type: none"> Provide the right program to the right offender at the right time Offer vocational education to increase job readiness and employment opportunities in the community including a connection with Correctional Industries Provide opportunities for positive offender connection to the community through visiting, family, and volunteer programs Connect offenders leaving prison to state/federal health and social service programs in support of continuity of care and transition
	Increase partnerships to assist in successful offender reentry	<ul style="list-style-type: none"> Cultivate partnerships with state, community and volunteer organizations to provide offender reentry assistance beyond what is provided by DOC Collaborate with DSHS to increase access to appropriate behavioral health services for seriously mentally ill and chemical dependent offenders in prisons and in the community Implement a sentencing alternative for non-violent offenders with minor children that provides an effective, balanced alternative to incarceration, and includes evidenced-based programming and community supervision
Improve business practices and performance	Create sustainable and efficient operations	<ul style="list-style-type: none"> Expand our sustainability efforts to become a green organization Improve business processes to achieve operational efficiencies Align resources with workload Control healthcare expenses through cost recovery, utilization management, and services rate/payment strategies
	Update business processes supported by technology	<ul style="list-style-type: none"> Integrate technology systems to support business practices Invest in technology to support business processes
	Implement collaborative enterprise management and decision making	<ul style="list-style-type: none"> Employ project management principles to implement change within the organization Support state efforts for common services Assess risk, resources, and strategic alignment when making decisions Use data and measures to inform decisions and improve performance



The Washington State Department of Corrections' Strategic Plan is published by the Department of Corrections. Please forward comments and questions to:

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Additional information regarding the Department of Corrections can be found on our website at: www.doc.wa.gov 



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appendix section 9.5

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9.5 Site Selection Information

9.5.1 Site Evaluation Criteria

The following matrices describe the how and where of the site selection process. The tables lay out each selection criteria with an explanation of how each category was to be rated for preferred, acceptable, undesirable, and unacceptable. Each of these was given a numeric value that was later summed for the final rating in the summary.

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Washington Department of Corrections
 Westside Reception Center Site Selection
 Site Evaluation Criteria

1. Site Characteristics				
Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
Natural Environment Features				
1.1 Presence of wetlands and streams Weight 4	No wetland, stream or associated buffer impacts to construct the facility, access the site or provide services to the site	Proposal would satisfy LEED site selection criteria for presence of wetlands and streams or areas of special concern	Wetland, stream and/or buffer impacts unavoidable to construct the facility, access the site or provide services to the site. or would not meet LEED site selection criteria.	Wetland, stream and/or buffer impacts present unreasonable constraints to site development
1.2 Fish and Wildlife Habitat Conservation Areas (FWHCA) Weight 4	No FWHCA impacts to construct the facility, access the site or provide services to the site.	Potential impacts to FWHCA, need agency consultation to determine requirements to construct the facility, access the site or provide services to the site. Proposal would satisfy LEED site selection criteria.	FWHCA impacts unavoidable to construct the facility, access the site or provide services to the site or would not satisfy LEED site selection criteria	FWHCA impacts present unreasonable constraints to site development
1.3 Threatened, Endangered or Protected Plant Species Weight 4	No threatened, endangered or protected plant species impacts to construct the facility, access the site or provide services to the site.	Potential indirect impacts to threatened, endangered or protected plant species, need agency consultation to determine requirements to construct the facility, access the site or provide services to the site.	Threatened, endangered or protected plant species impacts unavoidable to construct the facility, access the site or provide services to the site.	Threatened, endangered or protected plant species impacts present unreasonable constraints to site development
1.4 Floodplain Weight 5	No floodplain impact to construct the facility, access the site or provide services to the site.	Potential minor impacts to floodplain that are clearly able to be mitigated (flood storage compensation, etc.) and permitted, need agency	Floodplain impact unavoidable or would not satisfy LEED site selection criteria	Floodplain constraints unlikely to allow construction of facility, access, or provision of services to site.

February 2, 2011
1

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
		consultation to determine requirements to construct the facility, access the site or provide services to the site. Proposal would satisfy LEED site selection criteria.		
1.5 Designated Shorelines Weight 3	Use is clearly consistent with shoreline regulations.	Use would likely be permitted based on shoreline regulations	Use is likely inconsistent with shoreline regulations	
1.6 Building site grades and topography Weight 2	0-5 percent slopes	5-15 percent slopes	>15 percent slopes	Site topography precludes or severely limits feasibility of development
1.7 Geology (soils and bedrock) Weight 3	High allowable bearing pressures	Moderate bearing pressures, non liquefiable soils	Soft and settlement prone areas Liquefiable soils (seismic hazard)	
1.8 Groundwater Weight 2	Deeper than 10 feet		Shallower than 10 feet	
1.9 Prime farmland Weight 3	Proposal would satisfy LEED site selection criteria.		Proposal would not satisfy LEED site selection criteria.	
Geologic Hazards				
1.10 Slope hazards (40% +) Weight 3	No steep slope hazards on site or within 500' of building site	No steep slope hazard that will impede building site, access, or utilities.	Steep slope hazards that impact development potential	Steep slopes that preclude or severely limit feasibility of development
1.11 Landslide Weight 1	No landslide hazards on site or within ¼ mile of site	On relatively small portions of site or in vicinity of site	Landslide hazards that reduce development potential	

February 2, 2011
2

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
1.12 Erosion Weight 2	No erosion hazard areas on site or within ¼ mile of site	Moderate portions of site or in vicinity of site	Significant portion of site	
1.13 Critical recharge areas Weight 4	Not in recharge area	Site buildable		Critical recharge area constraints would preclude or severely limit feasibility of development.
1.14 Soil or groundwater contamination Weight 3	No identified past uses of potential concern, and property and surrounding properties are not listed on Federal, State Regulatory database source list.	Low risk past uses of property and surrounding properties; and property and surrounding properties not listed on regulatory databases.	High risk uses of property and/or surrounding properties, or property and/or surrounding listed on Federal, State Regulatory database source list, or past use and known contamination.	
Other Site Characteristics				
1.15 On-site known or designated historic or cultural resources Weight 3	None	Limited/minor resources	Significant resources	
1.16 Site cost/budget Weight 2	20% or more below budget allocation	80% to 100% of budget allocation	Greater than budget allocation	
1.17 Willing seller Weight 2	Property owner has demonstrated interest in selling		Seller status uncertain	Property owner not interested in selling
1.18 Presence of deed restrictions or easements Weight 4	No deed restrictions or easements that restrict site development		Deed restrictions or easements that restrict site development	Deed restrictions or easements prevent site development

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
1.19 Pre-existing development Weight 2	No constraints from pre-existing development	Minor site preparation required based on pre-existing development	Significant site preparation required due to prior use of site (demolition)	
1.20 Presence of overhead transmission lines or underground pipelines Weight 2	Features do not impede facility development	Features can be moved for a minor cost	Features impede facility development or are exceedingly expensive to move	
1.21 Buildable area Weight: 3	Contiguous buildable area with 40 or more acres with regular shape	Contiguous buildable area with a minimum of 35 acres with regular shape	Contiguous buildable area of minimum 35 acres, irregular shape, but minimal impact on development	Buildable area less than 35 acres or highly irregular shape that would severely limit development feasibility
1.22 Other site constraints Weight: 4	No other known site constraints	Minor/moderate site constraints consisting of _____	Significant site constraint consisting of _____	Previously unidentified site constraints consisting of _____ would preclude development

2. Site Proximity

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
2.1 Surrounding land use compatibility Weight 2	Generally compatible	Incompatibilities may be resolved through design or mitigation	High potential for unavoidable significant negative impacts.	
2.2 Risk potential activities/facilities located in the area ¹ Weight 3	None	Within ½ mile, but not adjacent or in line of sight.	Yes, adjacent or within line of sight.	

¹ Includes uses such as schools, school bus stops, licensed day care & preschools, hospitals, public parks & trails, sports fields, playgrounds, recreational and community centers, religious facilities, and public libraries.

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
2.3 Compatibility with planned nearby development Weight 1	Generally compatible	Incompatibilities may be resolved through design or mitigation	High potential for unavoidable significant negative impacts.	
2.4 Visibility of site from surrounding area Weight 1	Site is buffered by topography, vegetation or distance	Site is partially visible and/or visible from undeveloped, industrial or other likely compatible areas	Site is visible from developed residential, commercial and other likely incompatible sites	
2.5 Proximity to airports Weight 1	Outside of flight path and within 30 minutes of general purpose airport	Within 30 to 60 minutes of general purpose airport and outside of flight path	Within flight path or over 60 minutes from general purpose airport	
2.6 Adequate capacity to provide housing for 300 new households Weight 1	Available within 15 minutes driving time	Available between 15 and 30 minutes driving time	Not available within 30 minutes driving time	
2.7 Available labor pool within 30 minutes driving time Weight 1	5 sites with the largest labor pool, relative to all sites	5 sites with moderate labor pool, relative to all sites	5 sites with the smallest labor pool, relative to all sites	
2.8 Availability of facility support services, including solid waste disposal site, health care resources, vendors for food, fuel, vehicle repair and office supplies Weight 1	Available within 30 minutes driving time	Available 30 to 60 minutes driving time	Greater than 60 minutes driving time	
2.9 Proximity to designated law enforcement shooting range for handgun and long guns Weight 1	Available within 30 miles of site	Available 30 to 60 miles from site	Greater than 60 miles from site	

February 2, 2011

3. Site Services

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
Fire Flow				
3.1 Fire flow (3,000 GPM for 120 min.) and residual pressure (40 psi) available Weight 5	Exceeds 3,000 gpm with 40 psi residual for 2 hours.	Meets 3,000 gpm with 40 psi residual with minor on-site or off-site improvements.	Requires major on-site or off-site improvements to achieve fire flow.	Adequate fire flow cannot be achieved even with reasonable improvements
Domestic Water				
3.2 Flow (102,400 gpd average, 125 gpm peak) available. Weight 5	Exceeds average and peak flows.	Meets average and peak with minor on-site or off-site improvements.	Requires major on-site or off-site improvements to achieve required flow.	Required flow cannot be achieved even with reasonable improvements
3.3 Cost of connection to local water purveyors. Weight 3	No cost for connection	Cost comparable to other water purveyors.	Cost considerably greater than other water purveyors.	
3.4 Compliance with Washington State Department of Ecology and Health Department regulatory requirements Weight 5	Purveyor is in compliance with regulatory requirements and there are no outstanding issues for obtaining domestic water service	Purveyor is not in compliance with regulatory requirements. Non-compliance can easily be resolved and will not be an impediment to proposed development	Purveyor is not in compliance with regulatory requirements and non-compliance will be an impediment to the proposed development	
Sewer				
3.5 Location of point of connection. Weight 5	Connection with needed capacity at or near property line, no impediments to access	Connection with capacity within 500' of site, no impediments to access	500 to 1000 feet from site. If greater than 1,000 feet from site, no impediments to access	More than 1,000 feet from site and/or very difficult to access

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Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
3.6 Capacity and method of connection. Weight 3	Pipe downhill from site and exceeds needed capacity	Pipe downhill from site and meets needed capacity	Requires on-site pumping	
3.7 Capacity of jurisdiction or sewer district treatment facility. Weight 5	Exceeds 92,160 gpd average and 7,680 gph peak facility need without triggering additional regulatory requirements	92,160 gpd average and 7,680 gph peak flow capacity is available by 2016		Required capacity is not available or extremely expensive by 2016
3.8 Compliance with Washington State Department of Ecology and Health Department regulatory requirements Weight 5	Purveyor is in compliance with regulatory requirements and there are no outstanding issues for obtaining sanitary sewer service	Purveyor is not in compliance with regulatory requirements. Non-compliance can easily be resolved and will not be an impediment to proposed development	Purveyor is not in compliance with regulatory requirements and non-compliance will be an impediment to the proposed development	
Natural Gas				
3.9 Location and capacity of nearest connection. Weight 4	Capacity available and On-site	Will be extended to the site at a minimum cost	Not available or extremely expensive to get it to the site	
Stormwater Management:				
3.10 Jurisdictional design criteria Weight 2	Clear and flexible	Clear	Unclear or mixed criteria	
3.11 Jurisdiction compliance with NPDES Weight 2	Yes		No	

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Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
3.12 Construction Stormwater Weight 3	Construction stormwater can be easily managed during construction	Construction stormwater can be reasonably managed during construction	Construction stormwater will be very difficult to manage during construction	
3.13 Permanent stormwater treatment and disposal Weight 4	Facilities existing in the area to treat and dispose of stormwater	Treatment and disposal facilities for stormwater can be reasonably constructed and managed on-site	Treatment and disposal of stormwater will be very expensive and difficult	
Other Essential Services				
3.14 Communications infrastructure capacity Weight 5	Fiber and/or cable available to the site that will meet the facilities need	Necessary phone and data lines will be extended to the site at a minimal cost	Adequate phone and data lines will be very expensive to obtain	Adequate phone and data lines not available
3.15 Radio communication connectivity Weight 2	Frequency can be used in site vicinity and use of a shared trunking system is feasible	Frequency can be used in site vicinity.	Frequency cannot be used; would pose interference to adjacent system	
3.16 Cellular phone service Weight: 4	Cellular phone service available on site and in surrounding area	Cellular phone service available on-site	Cellular phone service can be added	Not served by cellular network and cannot be added
3.17 Availability of three phase electrical service providing a minimum of 3,500 KVA Weight 5	Available at or adjacent to the site	Necessary power will be extended to the site at a reasonable cost	Extension costs exceed \$1,000,000	Electrical service not available
3.18 Outside fire and emergency medical service response capacity Weight 3	Available within a 10-minute response time	Available within a 15-minute response time	Greater than 15-minute response time	Not available

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Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
3.19 Outside law enforcement emergency response capacity Weight 3	Available within a 10-minute response time	Available within a 15-minute response time	Greater than 15-minute response time	Not available

4. Transportation

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
4.1 Proximity/linkages to public transit Weight 1	Public transit within ¼ mile of the site	Public transit ¼ to 1 mile from site	More than 1 mile or not present	
4.2 Distance to bus or rail service Weight 1	Within 1 mile	Within 1 to 3 miles	Within 3 to 5 miles	Not present and cannot be provided
4.3 Access route ability to accommodate DOC buses Weight 2	All intersections along access route appear to have sufficient turn radii to accommodate bus travel (min 45' turning radius)	Up to two intersections appear to require turn radii improvements to accommodate bus travel.	More than two intersections appear to require turn radii improvements	Turn radii appear infeasible
4.4 Alternate route to Interstate Weight 3	At least 75% of distance or travel time has an alternate route.	50%-to-75% of distance or travel time has an alternate route.	Less than 50% of distance or travel time has an alternate route.	No alternate routes
4.5 Local access Weight 3	Driving distance to the site is no more than one mile from Interstate or at least 75% of distance from Interstate to site is on 4-lane roadway.	50%-to-75% of distance from Interstate is on a 4-lane roadway	Less than 50% of distance from Interstate is on a 4-lane roadway	

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Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
4.6 Travel cost ² Weight 4	5 sites with lowest estimated travel cost	5 sites with middle estimated travel cost	5 sites with highest estimated travel cost	
4.7 Site access feasibility Weight 4	Project site frontage on two or more public roadways that could be used for direct access	Project site frontage on one public roadway that could be used for direct access	Very limited or no site frontage on a public roadway that could be used for direct access	

5. Land Use Regulatory and Policy Compliance

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
5.1 Comprehensive Plan consistency Weight 5	Clearly consistent with comprehensive plan and zoning designation	Generally consistent with comprehensive plan, zoning and essential public facilities process, if applicable	Likely inconsistent with Comprehensive Plan and zoning designation; amendments can be obtained within DOC schedule	Inconsistent with Comprehensive Plan and/or zoning designation. Amendments unlikely and/or would exceed DOC schedule
5.2 Land use approval process Weight 3	None or administrative site plan review	Conditional use or similar review process will allow completion within DOC schedule	Rezone or similar review process will allow completion within DOC schedule	Required land use permits would not allow completion within DOC schedule
5.3 Site development standards Weight 4	Standards do not limit usable area beyond what would be expected for use	Standards generally acceptable, may have minor impacts on site development	Likely to significantly impact usable area	Development likely not feasible under site development standards
5.4 Development impact fees Weight 4	Impact fees are less than the average of the other sites	The impact fees are 20% of the average of the other sites	The impact fees are greater than 20% more than the average of the other sites	

² Measured as driving distance from Interstate 5 Exit 149 multiplied by average DOC transport cost/mile (\$5.85/mile), based on FY 2010 WSP and WCC
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Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
5.5 Jurisdictional requirements for frontage improvements Weight 3	Jurisdiction does not require specific frontage improvements	Frontage improvements required just at access points	Full frontage improvements required for full length of frontage	

6. Sustainability

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: (2)
6.1 Potential for non-potable water Weight 2	Municipality can supply reclaimed water	Municipally supplied reclaimed water not available, but rules allow for on-site rainwater harvesting.	Non-potable water or rainwater harvesting not available	
6.2 Stormwater infiltration facilities Weight 4	Permeable soils with depth to groundwater greater than 10 feet	Moderately permeable soils with depth to groundwater greater than 10 feet	Low permeability soils with shallow groundwater (less than 10 feet)	
6.3 Reuse of on-site materials (soil and rock) Weight 2	Potential for reuse of site materials	Some potential for reuse of site materials	Little or no potential for reuse of site materials	
6.4 Suitability for ground source heat pump systems Weight 1	Groundwater at about 25 feet; bedrock deeper than 300 feet		Bedrock at shallow depths (about 100 feet or less)	

7. Community Acceptance

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)
7.1 Commitment from elected officials Weight 4	Written commitment from local government officials		Uncertain or known lack of support
7.2 Demonstration of broad local government, business, and community support Weight 4	Documentation of effort to inform public and garner public support	Public outreach effort uncertain	Known opposition
7.3 Existence of a local agency public outreach plan Weight 3	Plan prepared	Willingness to prepare	Unwilling or unable to create outreach plan

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9.5.2 Site Selection Matrix

The following matrix shows the scoring values applied for each criterion applied to an individual site. See section 4.2 for a description and summary of the site selection criteria.

DRAFT
09/27/11

Site Evaluation Criteria

Site Letter: A

Site Name: DNR (Indian Ridge Correctional Facility)

Criteria	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Unacceptable			
1. SITE CHARACTERISTICS								
Natural Environment Features								
1.1 Wetlands and streams				U	0	0	Siting facility would require impact to Jim Creek and wetlands.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	1				4	4	Potential bald eagle habitat onsite.	AHBL
1.3 Threatened, endangered, or protected plant species	2				4	8	No listed Washington Natural Heritage website.	AHBL
1.4 Floodplain	1				5	5	Likely to have Jim Creek floodplain. No information provided.	AHBL
1.5 Designated shorelines	2				3	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	1				2	2	Portions of site steeper than 15 percent	GeoEngineers
1.7 Geology (soils and bedrock)	2				3	6	Some liquefiable soils may be present in valleys	GeoEngineers
1.8 Groundwater	2				2	4		GeoEngineers
1.9 Prime farmland	2				2	3	Portions of valleys are classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
Geologic Hazards								
1.10 Steep slopes (greater than 40%)	1				3	3	Localized areas of site > 40%	GeoEngineers
1.11 Landslide	2				2	2		GeoEngineers
1.12 Erosion	1				2	2		GeoEngineers
1.13 Critical recharge areas	1				4	4	Valleys mapped as High Sensitivity areas	GeoEngineers
1.14 Soil or groundwater contamination			-2		-2	-6	LUST facility on-site. No CDSL or LUST facilities noted for adjoining properties.	EHS Intl
Other Site Characteristics								
1.15 Historic or cultural resources (known or designated)	1				3	3	Archaeological survey required; building inventory (2) required.	NWAA
1.16 Site cost/budget	2				2	4	We are assuming the DOC would not purchase the entire property. Base assumption is 100 acres yielding a ratio of 1.7% to budgeted value	Heartland
1.17 Willing seller	2				2	4	Subject to approval by the Board of Natural Resources	Heartland
1.18 Presence of deed restrictions or easements	2				4	8	No title commitment report provided	Heartland
1.19 Pre-existing development			-2		-2	-4	Significant site preparation activities required due to presence of existing Indian Ridge Corr Facilities	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2				2	4	Minor underground utilities present onsite to serve existing Indian Ridge facility.	EA Blumen
1.21 Buildable area	2				3	6	The site is 480 acres and is regular in shape.	EA Blumen
1.22 Other site constraints	2				2	4	Some liquefiable soils may be present in valleys	All
2. SITE PROXIMITY								
2.1 Surrounding land use compatibility	2				2	4	Surrounding land uses are generally compatible and are adjacent to an existing correctional facility	EA Blumen
2.2 Risk potential activities/facilities located in the area	2				3	6	None located within 0.5 miles.	EA Blumen
2.3 Compatibility with planned nearby development	2				2	2	No current applications are in process. There was a preliminary plat for 19 lots approved in 2007 with no current applications for permits. It appears to be at least 1/4 to 1/2 mile away.	AHBL
2.4 Visibility of site from surrounding area	2				2	2	Site is not visible from surrounding area due to topography and vegetation.	EA Blumen
2.5 Proximity to airports	2				2	2	The Arlington Municipal Airport is located within 5 miles of the site. The site is outside of the direct flight path.	EA Blumen
2.6 Adequate housing capacity for 300 new households	2				2	2		EA Blumen

Site Ratings	Site Ratings			Unacceptable	Weight	Raw Score	Total Score	Comments	Lead
	2	1	-2						
2.7 Available labor pool within 30 minutes drive time	2				2	2	2		EA Blumen
2.8 Availability of support services	2				2	2	2		EA Blumen
2.9 Proximity to shooting range	2				2	2	2	Site is within 10 miles of the Northpoint Shooting Center which is used by local law enforcement for training.	EA Blumen
3. SITE SERVICES									
Fire Flow									
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	-5	-10	Available flow is unknown. Several hydrants observed onsite. Concrete tank of 30,000 gallons and steel tank estimated 80,000 gallon. Smaller tank may be for domestic? Fire flow volume need is 360,000 gallon.	AHBL
Domestic Water									
3.2 Flow (gallons per day) available				U	0	-5	0	Private source is Jim Creek. Maximum permitted volume is 17 acre-ft per year. Need roughly 113 acre-ft based on 102,000 GPD.	AHBL
3.3 Cost of connection to local water purveyors	2				2	3	6	Water Right Certification No. S1-26198.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements			-2		-2	-5	-10	System has been dormant. Will need to be brought up to current regs.	AHBL
Sewer									
3.5 Location of point of connection	2				2	5	10	Gravity to treatment plant.	AHBL
3.6 Capacity and method of connection	2				2	3	6	Gravity to treatment plant.	AHBL
3.7 Capacity of sewer treatment facility					0	5	0	Treatment plant has been dormant. Capacity is 21,000 GPD, which does not meet minimum (92,000 GPD). Discharge Permit No. WA-002942-4.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements			-2		-2	-5	-10	System has been dormant. Will likely need to be brought up to current regs.	AHBL
Natural Gas									
3.9 Location and capacity of nearest connection			-2		-2	-4	-8	Existing buildings are heated by electricity. Assumed gas distribution to not be adequate and requires major improvements.	AHBL
Stormwater Management									
3.10 Jurisdictional design criteria	1				1	2	2	2010 Snohomish Co. Drainage Manual roughly equal to 2005 DOE.	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	4	4	Snohomish Co. assumed to be in compliance.	AHBL
3.12 Construction stormwater			-2		-2	-3	-6	Could be very challenging due to terrain and proximity to water courses.	AHBL
3.13 Permanent stormwater treatment and disposal	1				1	4	4	Could be very challenging due to terrain and proximity to water courses.	AHBL
Other Essential Services									
3.14 Communications: infrastructure capacity				U	0	5	0	Do not have fiber optical available to the site, per the owner. Location is within 140 km of the US/Canadian Border requiring licensing concurrence by Industry Canada. Due to pending rebidding of public safety frequencies the use of ITAC 3 by WADOC at this location may be approved with conditions and limitations that may not support emergency operations.	EA Blumen
3.15 Radio communication connectivity			-2		-2	-2	-4	No cell service at site.	EA Blumen
3.16 Cellular phone service			-2		-2	-4	-8		EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	10	Have 3-phase electrical service to the site (per owner). Capacity is unknown. Arlington Heights Fire Dept provides service to the site. Part of Snohomish Fire District #21. All volunteer. Does provide EMS services. Response time, capability and willingness to support the proposed facility is unknown.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity				U	0	3	0		EA Blumen

Site Evaluation Criteria

Site Letter: A

Site Name: DNR (Indian Ridge Correctional Facility)

Site Evaluation Criteria	Site Ratings					Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable	U Unacceptable	Raw Score			
3.19 Outside law enforcement emergency response capacity				U	0	3	0	EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit			-2		-2	1	-2	CT stop at SR 530/Arlington Hts for Rt 230 - 5.4 mi; Arlington P&R is 6.5 mi from site
4.2 Distance to bus or rail service				U	0	1	0	CT stop at SR 530/Arlington Hts for Rt 230 - 5.4 mi; Arlington P&R is 6.5 mi from site
4.3 Access route ability to accommodate DOC buses		1			1	2	2	Access to Nicks Rd/131st likely requires imps; radii, grades, proximity to bridge are limitations
4.4 Alternate route to Interstate		1			1	3	3	Approximately 60% of travel route to I-5 has alternate
4.5 Local access			-2		-2	3	-6	Less than 50% is distance is on 4-lane roadway.
4.6 Travel cost		1			1	4	4	70.4 miles x \$5.85/mi = \$411.84
4.7 Site access feasibility			-2		-2	4	-8	Grades, creek, & bridge likely limit access to Nicks Rd/131st to existing location.
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency			-2		-2	5	-10	Outside UGA, LU Designation a mix of CF-FTA, CF, RR/10RT, and RR/5 basic. Zoning is R-5, F and RC. The use is proposed on the portion zoned R-5 and RC. Use is allowed as Conditional Use in both zones.
5.2 Land use approval process		1			1	3	3	DNR states a rezone is required, however it is listed as a Conditional Use in the R-5 and RC zones. Process requires early public involvement, but other than that a CUP with approval by the hearing
5.3 Site development standards			-2		-2	4	-8	Significant setbacks are required adjacent to the portion zoned Forest.
5.4 Development impact fees			-2		-2	4	-8	Snohomish County assesses traffic impact fees on new development.
5.5 Jurisdictional requirements for frontage improvements			-2		-2	3	-6	4222.010(4) All developments will be required to make frontage improvements along the parcel's frontage on any opened, constructed, maintained public road.
6. SUSTAINABILITY								
6.1 Potential for non-potable water			-2		-2	2	-4	No information supplied. Assumed to not be available and requires major improvements.
6.2 Stormwater infiltration facilities								GeoEngineers note: valley soils have higher permeability than hilltop soils
6.3 Re-use of on-site materials (soil and rock)		1			1	4	4	AHBL note: Highly dependant on location of development. Possible infiltration in valley soils.
6.4 Suitability of ground source heat pump systems		1			1	2	2	Poor permeability in hill top soils.
7. COMMUNITY ACCEPTANCE								
7.1 Commitment from local officials		2			2	4	8	Dry weather reuse only
7.2 Demonstration of broad local support		1			1	4	4	Shallow bedrock under hills
7.3 Existence of local agency public outreach plan		1			1	3	3	City of Arlington: needs public involvement assistance
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1. SITE CHARACTERISTICS	Site Ratings					Total Score	Comments	Lead
	2	1	-2	Unacceptable	Weight			
Natural Environment Features								
1.1 Wetlands and streams	2				2	4	If located appropriately on the 601 acre site. Confirmed utility extension not DOC responsibility; therefore, no impact to wetlands/streams to provide services to site.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	None known or observed onsite.	AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	Not listed on Washington National Heritage website.	AHBL
1.4 Floodplain	2				2	5	No floodplain onsite.	AHBL
1.5 Designated shorelines	2				2	3	No designated shoreline onsite	AHBL
1.6 Site grades and topography	2	1			1	2		GeoEngineers
1.7 Geology (soils and bedrock)	2				2	3		GeoEngineers
1.8 Groundwater	2				2	2	Peached GW on glacial till during wet season	GeoEngineers
1.9 Prime farmland					-2	3	Majority of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
Geologic Hazards								
1.10 Steep slopes (greater than 40%)	2				2	3		GeoEngineers
1.11 Landslide	2				2	1		GeoEngineers
1.12 Erosion	2				2	2		GeoEngineers
1.13 Critical recharge areas	2	1			1	4	SW part of site mapped in Category Two area	GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	No CSCSL or LUST facilities on-site. Adjoining CSCSL facility present. Based on topography, it appears that the likely groundwater flow direction would be towards the northwest. If the proposed site area is on the north side of Lake Flora Road, then the adjacent CSCSL facility would be down-gradient and not present a risk of environmental impairment to the facility.	EHS Intl
Other Site Characteristics								
1.15 Historic or cultural resources (known or designated)		1			1	3	Additional archaeological survey required.	NWAA
1.16 Site cost/budget	2				2	2	This value is the assessed value for the entire 600 acres. Owner is willing to sell 50 acres to the DOC. The submittal notes that the value shown reflects the current forestry land use; conversion to the proposed use will increase the value.	Heartland
1.17 Willing seller	2				2	2	The ownership has agreed to sell a mutually agreeable, buildable site of 50 acres to the Department of Corrections. The site can be acquired for an agreed upon appraised value or a negotiated discounted sale price.	Heartland
1.18 Presence of deed restrictions or easements	2				2	4	Title report dated 6/21/2005. The report only covers 14 of the 23 parcels (based on pages 13-8 to 24-8) included in Bremerton's offering. However, due to the land area of 600 acres the DOC would likely be able to identify 50 acres that are developable. One area of concern is a note related to the Notice of Moratorium on Non-Forestry Use of Land on a number of parcels in the title commitment. None of the 14 Bremerton site parcels that are captured in this title report are noted as being affected by the moratorium, but further research is necessary to confirm that the other nine parcels are not affected.	Heartland
1.19 Pre-existing development	2				2	2	NO pre-existing development present onsite.	EA Blumen

Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	4	No overhead power lines or underground pipelines present onsite. Underground electrical distribution lines run parallel to Lake Flora Rd.	EA Blumen
1.21 Buildable area	2				2	3	6	600-acre site; bisected by Lake Flora Rd., with 160 acres to the north of road & 440 acres to the south of the road. Site is a regular shape except for two cutouts in northwest corner.	EA Blumen
1.22 Other site constraints	2				2	4	8	East-west trending fault zones mapped a few miles to N. and to S. of site.	All
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility	2	1			1	2	2	A few single-family residential uses are located adjacent to the site but are separated from the site by topography and vegetation.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2				2	3	6	None within 0.5 miles.	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	There are no pending development applications within one mile.	AHBL
2.4 Visibility of site from surrounding area	2				2	1	2	Site is buffered by topography and vegetation within 0.5 miles of Bremerton Airport. Outside of airport crash zone and runway protection zone, but within the runway "area of influence" which may impact design.	EA Blumen
2.5 Proximity to airports	2	1			1	1	1		EA Blumen
2.6 Adequate housing capacity for 300 new households	2				2	1	2		EA Blumen
2.7 Available labor pool within 30 minutes drive time	2				2	1	2		EA Blumen
2.8 Availability of support services	2				2	1	2		EA Blumen
2.9 Proximity to shooting range	2				2	1	2	City of Bremerton law enforcement range is within 5 miles of the site.	EA Blumen
3. SITE SERVICES									
Fire Flow									
3.1 Fire Flow (GPM) and residual pressure (psi)	1				1	5	5	City/Owner will permit and construct utility extension from Airport to Lake Flora Rd (estimated 12,000 LF). The City is in the process of preparing a financing plan and cost of utility extension will not be entirely borne by DOC.	AHBL
Domestic Water									
3.2 Flow (gallons per day) available	1				1	5	5	City/Owner will permit and construct utility extension from Airport to Lake Flora Rd (estimated 12,000 LF). The City is in the process of preparing a financing plan and cost of utility extension will not be entirely borne by DOC.	AHBL
3.3 Cost of connection to local water purveyors	1				1	3	3	Contact stated that connection charges are comparable to other purveyors, possibly a little higher. Water Facility Charge=Calculated per usage for 2" & up.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	Since city utility improvements are not permitted or constructed yet it is assumed that they will meet current standards for expanding services.	AHBL
Sewer									
3.5 Location of point of connection	1				1	5	5	City/Owner will permit and construct utility extension from COB and up Lake Flora Rd (estimated 28,000 LF). The City is in the process of preparing a financing plan and cost of utility extension will not be entirely borne by DOC.	AHBL
3.6 Capacity and method of connection	1				1	3	3	Should be able to gravity onsite to future sewer at Lake Flora. Sewer Facility Charge=\$3,801 per ERU.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	10	City treatment plant has capacity.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	Since city utility improvements are not permitted or constructed yet it is assumed that they will meet current standards for expanding services.	AHBL
Natural Gas									
3.9 Location and capacity of nearest connection	1				1	4	4	Cascade Natural Gas can extend to site and has capacity. Assumed that extension would be within the road prism and would not impact any sensitive areas.	AHBL

Site Evaluation Criteria

Site Letter: B
 Site Name: **Bremerton Site (Belfair)**

Evaluator: **Consolidated Team Responses**

Lead	Comments	Site Ratings					Total Score	Weight	Raw Score	Lead
		2	1	-2	U	Unacceptable				
Stormwater Management										
3.10 Jurisdictional design criteria	2005 DOE w/in city limits	1	2				2	2	AHBL	
	Bremerton assumed to be in compliance.									
3.11 Jurisdiction compliance with NPDES	AHBL Note: Bremerton part of Phase 2 NPDES. Actual compliance not confirmed.	2	2				4	4	AHBL	
3.12 Construction stormwater	No obvious impediments.	1	3				3	3	AHBL	
3.13 Permanent stormwater treatment and disposal	No obvious impediments to storm drainage design. Potential teaming with city for regional facility.	1	4				4	4	AHBL	
Other Essential Services										
3.14 Communications infrastructure capacity	Per owner, fiber optic available adjacent to SR 3.	2	5				10	10	EA Blumen	
	Reference comment for site A. If trunking system were to be installed, due to the elevation interference with cities of Seattle or Puyallup may result. Immediate location to Kitsap County Airport will require Antenna Structure Registration with the FCC, which may result in height limitation and hazard lighting. If radio system were to remain a three channel system (no future growth) it is feasible that this location may be able to communicate directly with Washington Corrections Center for Women (Gig Harbor). Communicating with Mission Creek Corrections Center for Women (Belfair) may not be possible due to terrain.									
3.15 Radio communication connectivity		1	2				2	2	EA Blumen	
3.16 Cellular phone service		2	4				8	8	EA Blumen	
3.17 Availability of 3-phase electrical service at 3,500 kVA	Per owner, 3 Ph power available adjacent to SR 3.	2	5				10	10	EA Blumen (MW)	
	Fire protection and EMS provided by Bremerton Fire Dept, which is available and willing to support the proposed facility. Estimated response time ranges from 3:41 minutes (Mason County) to 5:36 minutes (Station 16). Add an additional 90 seconds for turnout and 60 seconds for dispatch.									
3.18 Outside fire and emergency medical service capacity		2	3				6	6	EA Blumen	
3.19 Outside law enforcement emergency response capacity	Bremerton Police Department is available, willing and has capacity in SKIA. Estimated response time from the Bremerton Police Department in normal afternoon traffic is 10-13 minutes. An emergency response, lights and siren, would be significantly quicker.	2	3				6	6	EA Blumen	
4. TRANSPORTATION										
4.1 Proximity/linkages to public transit	About 2 miles to transit stop at Bill Hunter Park, Mason County Transit Authority			-2			-2	-2	Heffron	
4.2 Distance to bus or rail service	About 2 miles to transit stop at Bill Hunter Park, Mason County Transit Authority	1	1				2	2	Heffron	
4.3 Access route ability to accommodate DOC buses	No intersection radii improvements identified.	2	2				4	4	Heffron	
4.4 Alternate route to Interstate	99.5% of travel route to I-5 has alternative.	2	3				6	6	Heffron	
4.5 Local access	83% of travel route to I-5 has four lanes.	2	3				6	6	Heffron	
4.6 Travel cost	49.3 miles x \$5.85/mile = \$288.41	2	4				8	8	Heffron	
4.7 Site access feasibility	Likely development area has frontage on Lake Flora Road only.	1	4				4	4	Heffron	

Site Evaluation Criteria

Site Letter: B

Site Name: **Bremerton Site (Belfair)**

Lead	Comments	Site Ratings					Raw Score	Weight	Total Score	
		2	1	-2	Unacceptable	Undesirable				
5. LAND USE AND REGULATORY COMPLIANCE										
	Comprehensive Plan designation is MIC. PSRC has designated the site as MIC. The purpose is for employment but the types of employment are described as industrial, manufacturing, etc. The City interprets the use as a Conditional use, fitting the Group Residential Facility - Class II. The defining terminology in the definition is "persons needing correctional or mental rehabilitation". This is very broad and may be questionable to the Hearing Examiner or public. Conversely, the area is intended to accommodate a significant amount of regional employment and have a different urban form and purpose than the rest of the city's center.		1				1	5		AHBL
	The process requires a CUP with Hearing Examiner approval. The City has adopted the Kitsap County Countywide Policies on EPF siting, which also requires a citizen committee to evaluate the proposed facility.						1	3		AHBL
	Maximum building height is 50 feet.	2					2	4		AHBL
	The City of Bremerton does not have an impact fee ordinance.	2					2	4		AHBL
	11.12.110: Installation of street frontage improvements is required prior to issuance of development and building permits for all new development. Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the applicant as directed by the Director.			-2					-6	AHBL
6. SUSTAINABILITY										
	Reclaimed water is available from City of Bremerton with extension of system as previously described.		1				1	2		AHBL
	GeoEngineers Note: most of site is in glacial till - low permeability									
	AHBL Note: Generally Alderwood soils in area with low permeability. According to Owner, some developments in proximity to the site are able to infiltrate.			-2					-8	AHBL
	Dry weather reuse only		1				1	2		GeoEngineers
7. COMMUNITY ACCEPTANCE										
	Commitment from local officials									
	Demonstration of broad local support	2					2	4		Norton Arnold
	Existence of local agency public outreach plan	2					2	4		Norton Arnold
	City of Bremerton: needs public involvement assistance						2	3		Norton Arnold
									305	

	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Unacceptable			
1. SITE CHARACTERISTICS								
Natural Environment Features								
1.1 Wetlands and streams	2	2	4			8	If facility is located appropriately on the 497 acre site. The 57 acre buildable site proposed by the owner is adjacent to offsite wetland and contains a wet channel that can be avoided.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2	2	4			8	Pocket gopher at airport but habitat not observed onsite.	AHBL
1.3 Threatened, endangered, or protected plant species	2	2	4			8	Not listed on Washington National Heritage website.	AHBL
1.4 Floodplain	2	2	5			10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2	2	3			6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	1	1	2			2		GeoEngineers
1.7 Geology (soils and bedrock)	1	1	3			3		GeoEngineers
1.8 Groundwater	2	2	2			4	Most of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology.	GeoEngineers
1.9 Prime farmland			-2			-6		GeoEngineers
Geologic Hazards								
1.10 Steep slopes (greater than 40%)	2	2	3			6		GeoEngineers
1.11 Landslide	2	2	1			2		GeoEngineers
1.12 Erosion	2	2	2			4		GeoEngineers
1.13 Critical recharge areas	1	1	4			4	Mapped Class 2 Area	GeoEngineers
1.14 Soil or groundwater contamination	2	2	3			6	No CCSL or LUST facilities found for site. No CCSL facilities noted for adjoining properties.	EHS Intl
Other Site Characteristics								
1.15 Historic or cultural resources (known or designated)	1	1	3			3	Archaeological survey required; building inventory (1) required.	NWAA
1.16 Site cost/budget	2	2	2			4	Seller willing to sell 50 to 467 acres. Based on this criteria and the assessed value, the DOC could purchase up to roughly 140 acres and remain under 20% of the budget allocation.	Heartland
1.17 Willing seller	2	2	2			4	None	Heartland
1.18 Presence of deed restrictions or easements	1	1	4			4	No title commitment report provided	Heartland
1.19 Pre-existing development	2	2	2			4	No pre-existing development present onsite.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2	2	2			4	No overhead transmission lines. Underground lines located onsite and parallel to existing roads, would not impede development.	EA Blumen
1.21 Buildable area	2	2	3			6	Owner proposed 57-acre buildable site within the original 497-acre original site.	EA Blumen
1.22 Other site constraints	2	2	4			8	Olympia Fault mapped a few miles E. of site	All
2. SITE PROXIMITY								
2.1 Surrounding land use compatibility	1	1	2			2	One single family residential structure is located directly adjacent to the eastern boundary of the proposed 57-acre site.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2	2	3			6	Church located within 0.5 miles (east) of the original site but not within 0.5 miles of proposed 57-acre site. Not in line of site.	EA Blumen

Washington Department of Corrections: Westside Reception Center
Site Evaluation Criteria
 Site Letter: C
 Site Name: Mason County Site 1

Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	Preferred	Acceptable	Undesirable	Unacceptable					
2.3 Compatibility with planned nearby development		1			1	1	A privately owned racetrack is in the land use approval phase. It is located to the northeast, less than one mile from the site. It is not clear if it would be considered an at-risk facility. The racetrack will likely share access with the Reception Center via Dayton Airport Road. It appears as though the facility would not be within line of sight from the racetrack due to topography and vegetation. There are no other pending applications at this time.	AHBL	
2.4 Visibility of site from surrounding area	2				2	1	Site is buffered by topography and vegetation	EA Blumen	
2.5 Proximity to airports	2				2	1	Within 2 miles of Port of Shelton airport (Sanderson Field).	EA Blumen	
2.6 Adequate housing capacity for 300 new households	2				2	1		EA Blumen	
2.7 Available labor pool within 30 minutes drive time	2				2	1		EA Blumen	
2.8 Availability of support services	2				2	1		EA Blumen	
2.9 Proximity to shooting range	2				2	1	Law enforcement designated shooting range available at adjacent WCC	EA Blumen	
3. SITE SERVICES									
Fire Flow									
3.1 Fire Flow (GPM) and residual pressure (psi)	1				1	5	Water extension is currently being designed, planned and funded (1,300 LF extension to WSP) to provide the required fire flow. Construction is expected to be complete by early 2012. Need to extend another 5,000 LF from WSP to site.	AHBL	
Domestic Water									
3.2 Flow (gallons per day) available	1				1	5	Capacity is available. Water extension is currently being designed. See 3.1.	AHBL	
Water									
3.3 Cost of connection to local water purveyors	1				1	3	DOC is considered a Regional Plan Partner for which utility fees are determined with a separate utility service agreement approved by the commission. Detailed calculation of charges were not supplied. Basic rate sheet is comparable to other purveyors.	AHBL	
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	NPDES #ST6216 appears to be in compliance. Assumed that improvements will comply with regulations.	AHBL	
Sewer									
3.5 Location of point of connection	1				1	5	Gravity onsite and pumped connection to force main in highway.	AHBL	
3.6 Capacity and method of connection	1				1	3	Gravity onsite and pumped connection to force main in highway.	AHBL	
3.7 Capacity of sewer treatment facility	1				1	5	Per information supplied expansion of the treatment plant is needed to accept 92,160 GPD for the Reception Center. Per January 4, 2011 letter, phased expansion of the Satellite Plant has been planned for and expansion will provide capacity for Reception Center by 2016 if funding comes available. Additional spray fields or increased reclaimed water use will be required for disposal of treated water.	AHBL	
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	Reviewed NPDES Permit; plan appears to be in compliance. With ongoing plant expansions it is assumed that plant improvements will comply with regulations.	AHBL	
Natural Gas									
3.9 Location and capacity of nearest connection	1				1	4	Purveyor is Cascade Natural Gas. Distribution main in highway. Capacity is unknown.	AHBL	
Stormwater Management									
3.10 Jurisdictional design criteria	1				1	2	Currently 1992 DOE. Adopted 2005 DOE and being phase in by 2012.	AHBL	
3.11 Jurisdiction compliance with NPDES	2				2	2	Not yet required to comply with Phase 2 NPDES.	AHBL	

Criteria	Site Ratings					Total Score	Weight	Raw Score	Unacceptable	-2	1	2	3	4	5	6	Comments	Lead
	Preferred	Acceptable	Undesirable	Unacceptable	Unacceptable													
3.12 Construction stormwater	2	2					2	3									6 No obvious impediments.	AHBL
3.13 Permanent stormwater treatment and disposal	2	1					1	4									4 No obvious impediments. Possible infiltration.	AHBL
3.14 Communications infrastructure capacity	2						2	5									Fiber optic available adjacent to the site at Dayton/Airport Road and capacity is available to serve the site.	EA Blumen
3.15 Radio communication connectivity	2	1					1	2									Site is adjacent to an existing facility (Washington Corrections Center). It is highly recommended that a trunking radio system be used, shared by both sites. A tall centralized antenna would be required to facilitate adequate in-building coverage at both the existing site and this new facility. Immediate location to Mason County Airport will require Antenna Structure Registration with the FCC, which may result in height limitation and hazard lighting.	EA Blumen
3.16 Cellular phone service	2						2	4									3 phase electrical service available adjacent to the site at Dayton/Airport Road and capacity is available to serve the site.	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2						2	5									Fire protection provided by Mason County Fire District #16. Average response time less than 10 minutes. Willing and available to serve DOC facility. EMS services provided by Mason County Medic One. EMS Response time estimated at 6-8 minutes. Willing and available to serve DOC facility.	EA Blumen
3.18 Outside fire and emergency medical service capacity	2						2	3									Provided by Mason County Sheriff's Department. Estimated response time: 5 to 10 minutes, depending on location of deputies at the time.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2						2	3									Provided by Mason County Sheriff's Department. Estimated response time: 5 to 10 minutes, depending on location of deputies at the time.	EA Blumen
4. TRANSPORTATION																		
4.1 Proximity/linkages to public transit			-2														-2 About 2 miles to transit stop at Airport Grocery, Mason County Transportation Authority	Heffron
4.2 Distance to bus or rail service		1					1	1									1 About 2 miles to transit stop at Airport Grocery, Mason County Transportation Authority	Heffron
4.3 Access route ability to accommodate DOC buses	2						2	2									4 No intersection radii improvements identified.	Heffron
4.4 Alternate route to Interstate	2						2	3									6 All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access		1					1	3									3 73% of travel route to I-5 has four lanes.	Heffron
4.6 Travel cost		1					1	4									4 68.8 miles x \$5.85/mile = \$402.48	Heffron
4.7 Site access feasibility		1					1	4									Due to wetland constraints and expected site area (SW corner), likely access only on Dayton Airport Road (SR 102).	Heffron
5. LAND USE AND REGULATORY COMPLIANCE																		
5.1 Comprehensive plan consistency	2						2	5									Outside UGA, GMA planning county. Land Use Designation is Rural and consistent with use. Use is allowed in the zone (Rural Resource-20).	AHBL
5.2 Land use approval process	2						2	3									Essential Public Facilities are an allowed use with a special use permit with approval by the Hearing Examiner.	AHBL
5.3 Site development standards			-2					4									-8 Height is limited to 35 feet.	AHBL
5.4 Development impact fees	2						2	4									8 Mason County does not charge impact fees (per Economic Dev Council).	AHBL
5.5 Jurisdictional requirements for frontage improvements	2						2	3									6 No requirements found in development standards or municipal code.	AHBL
6. SUSTAINABILITY																		
6.1 Potential for non-potable water	2						2	2									4 Available within highway.	AHBL

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: C

Site Name: Mason County Site 1

	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
6.2 Stormwater infiltration facilities	2				2	4	8	GeoEngineers Note: infiltration possible in outwash soils	AHBL
6.3 Re-use of on-site materials (soil and rock)	2				2	2	4	AHBL Note: Infiltration may be possible. Outwash soils in area.	GeoEngineers
6.4 Suitability of ground source heat pump systems	2				2	1	2	Outwash soils suitable for reuse in most weather conditions	GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials	2				2	4	8		Norton Arnold
7.2 Demonstration of broad local support		1			1	4	4		Norton Arnold
7.3 Existence of local agency public outreach plan		1			1	3	3	Mason County 1- needs public involvement assistance	Norton Arnold
							306		

DRAFT
09/27/11

Site Letter: D
 Site Name: **Mason County Site 2**

1. SITE CHARACTERISTICS	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Raw Score			
Natural Environment Features								
1.1 Wetlands and streams	2				2	4	If facility is located appropriately on the 600 acre site. 50 acre owner suggested ideal location is adjacent to offsite wetland and suggested wetland crossing to access site from the west which would revise the rating to unacceptable.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	Pocket gophers at airport but not observed onsite.	AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	Not listed on Washington National Heritage website.	AHBL
1.4 Floodplain	2				2	5	No floodplain onsite.	AHBL
1.5 Designated shorelines	2				2	3	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	2	1			1	2		GeoEngin
1.7 Geology (soils and bedrock)	2				2	3		GeoEngin
1.8 Groundwater	2				2	4	Perched GW in glacial till during wet season.	GeoEngin
1.9 Prime farmland			-2		-2	3	NW quarter and NE corner of site mapped as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology.	GeoEngin
Geologic Hazards								
1.10 Steep slopes (greater than 40%)	2				2	3		GeoEngin
1.11 Landslide	2	1			1	1	Small area mapped as hazard in western portion	GeoEngin
1.12 Erosion	2				2	2		GeoEngin
1.13 Critical recharge areas	1				1	4	Mapped as Class 2 area	GeoEngin
1.14 Soil or groundwater contamination					-2	3	No CSCSL or LUST facilities noted for site. CSCSL facility identified on west-adjointing property	EHS Intl
Other Site Characteristics								
1.15 Historic or cultural resources (known or designated)	2				2	3	Archaeological survey required.	NWAA
1.16 Site cost/budget	2				2	2	Seller willing to sell 50 to 605 acres. Based on this criteria and the assessed value, the DOC could purchase up to roughly 140 acres and remain under 20% of the budget allocation.	Heartland
1.17 Willing seller	2				2	2	None	Heartland
1.18 Presence of deed restrictions or easements	2	1			1	4	No title commitment report provided	Heartland
1.19 Pre-existing development	2				2	2	No pre-existing development present onsite.	EA Blume
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	No overhead transmission lines. Underground lines located onsite, parallel to existing roads	EA Blume
1.21 Buildable area	2				2	3	Owner proposed 50-acre buildable site within original 605 acre site.	EA Blume
1.22 Other site constraints	2				2	4	Olympia Fault mapped a few miles E. of site	All
2. SITE PROXIMITY								
2.1 Surrounding land use compatibility	2				2	2	Surrounding land uses are generally compatible.	EA Blume
2.2 Risk potential activities/facilities located in the area	2				2	3	None identified.	EA Blume

Site Evaluation Criteria

Site Letter: D

Site Name: Mason County Site 2

Criteria	Site Ratings					Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U	N					
2.3 Compatibility with planned nearby development	2					2	1	2	A privately owned racetrack is in the land use approval phase. It is located to the northeast, a little more than one mile from the site. It is not clear if it would be considered an at-risk facility. The racetrack will likely share access with the Reception Center via Dayton Airport Road. It appears as though the facility would not be within line of sight from the racetrack due to topography and vegetation. There are no other pending applications at this time.	AHBL
2.4 Visibility of site from surrounding area	2					2	1	2	Site is buffered from surrounding area by topography.	EA Blumen
2.5 Proximity to airports	2					2	1	2	Within 2 miles of Port of Shelton airport (Sanderson Field).	EA Blumen
2.6 Adequate housing capacity for 300 new households	2					2	1	2		EA Blumen
2.7 Available labor pool within 30 minutes drive time	2					2	1	2		EA Blumen
2.8 Availability of support services	2					2	1	2		EA Blumen
2.9 Proximity to shooting range	2					2	1	2	Law enforcement designated shooting range available at adjacent WCC.	EA Blumen
3. SITE SERVICES										
Fire Flow										
3.1 Fire Flow (GPM) and residual pressure (psi)			2			-2	5	-10	Water extension is currently being designed, planned and funded (1,300 LF extension to WSP) to provide the required fire flow. Construction is expected to be complete by early 2012. Need to extend another 7,000 LF from WSP and south to site.	AHBL
Domestic Water										
3.2 Flow (gallons per day) available			-2			-2	5	-10	Capacity is available. Water extension is currently under design. See Item 3.1. Need to extend 7,000 LF from WSP plus over 2,000 LF from highway to site.	AHBL
3.3 Cost of connection to local water purveyors	1					1	3	3	DOC is considered a Regional Plan Partner for which utility fees are determined with a separate utility service agreement approved by the commission. Detailed calculation of charges were not supplied. Basic rate sheet is comparable to other purveyors.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2					2	5	10	NPDES #ST6216 appears to be in compliance. Assumed that improvements will comply with regulations.	AHBL
Sewer										
3.5 Location of point of connection			-2			-2	5	-10	Need to extend 6,000 LF on highway and 2,000 LF from highway to site.	AHBL
3.6 Capacity and method of connection			-2			-2	3	-6	Need to extend force main over 2,000 feet from highway to site.	AHBL
3.7 Capacity of sewer treatment facility	1					1	5	5	Per information supplied expansion of the treatment plant is needed to accept 92,160 GPD for the Reception Center. Per January 4, 2011 letter, phased expansion of the Satellite Plant has been planned for and expansion will provide capacity for Reception Center by 2016 if funding comes available. Additional spray fields or increased reclaimed water use will be required for disposal of treated water.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2					2	5	10	Reviewed NPDES Permit; plan appears to be in compliance. With ongoing plant expansions it is assumed that plant improvements will comply with regulations.	AHBL
Natural Gas										

Site Ratings	Site Ratings			Raw Score	Weight	Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Unacceptable					
3.9 Location and capacity of nearest connection	1			1	4	4	Purveyor is Cascade Natural Gas. Distribution main in highway. Capacity is unknown. Need to extend 2,000 LF from highway to site.	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1			1	2	2	Currently 1992 DOE. Adopted 2005 DOE and being phased in by 2012.	AHBL
3.11 Jurisdiction compliance with NPDES	2			2	2	4	Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater	2			2	3	6	No obvious impediments.	AHBL
3.13 Permanent stormwater treatment and disposal	1			1	4	4	No obvious impediments.	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2			2	5	10	Fiber optic available adjacent to the site at Dayton/Airport Road and capacity is available to serve the site.	EA Blumen
3.15 Radio communication connectivity	2			2	2	4	Reference comment for site C. This site is more preferred than Site C. This site appears to share a common perimeter point on which to install a taller radio system tower.	EA Blumen
3.16 Cellular phone service	2			2	4	8		EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2			2	5	10	3 phase electrical service available adjacent to the site at Dayton/Airport Road and capacity is available to serve the site.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2			2	3	6	Fire protection provided by Mason County Fire District #16. Average response time less than 10 minutes. Willing and available to serve DOC facility. EMS services provided by Mason County Medic One. EMS response time estimated at 6-8 minutes. Willing and available to serve DOC facility.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2			2	3	6	Provided by Mason County Sheriff's Department. Estimated response time: 5 to 10 minutes, depending on location of deputies at the time.	EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit			-2	-2	1	-2	About 2 miles to transit stop at Airport Grocery, Mason County Transportation Authority	Heffron
4.2 Distance to bus or rail service	1			1	1	1	About 2 miles to transit stop at Airport Grocery, Mason County Transportation Authority	Heffron
4.3 Access route ability to accommodate DOC buses	2			2	2	4	No intersection/railroad improvements identified.	Heffron
4.4 Alternate route to interstate	2			2	3	6	All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	1			1	3	3	73% of travel route to I-5 has four lanes.	Heffron
4.6 Travel cost	1			1	4	4	68.8 miles x \$5.85/mile = \$402.48	Heffron
4.7 Site access feasibility			-2	-2	4	-8	No frontage on a public roadway. Will need an easement to access Dayton Airport Road.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency			U	0	5	0	Outside UGA, GMA planning county. Land Use Designation is part Forestry, part Agriculture/Aquaculture. The zoning is split zone, approximately 1/3 on the eastern portion allows the use (RRD-20), however this is not the area proposed for development. The remaining and development area is zoned Long Term Commercial Forest, which is not allowed use. Long Term Commercial Forest property is protected by the Resource Land Policies in the Comprehensive Plan (Chapter III-4 and IV-5) and by the County's Resource Ordinance No. 77-93.	AHBL

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: D

Site Name: Mason County Site 2

Site Ratings	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
5.2 Land use approval process				U	0	3	0	be approved by the HE.	AHBL
5.3 Site development standards			-2		-2	4	-8	Height is limited to 35 feet.	AHBL
5.4 Development impact fees	2				2	4	8	Mason County does not charge impact fees (per Economic Dev Council).	AHBL
5.5 Jurisdictional requirements for frontage improvements	2				2	3	6	No requirements found in development standards or municipal code.	AHBL
6. SUSTAINABILITY									
6.1 Potential for non-potable water	2				2	2	4	Available within highway. Need to extend 2,000 LF from highway.	AHBL
6.2 Stormwater infiltration facilities		1			1	4	4	AHBL Note: Infiltration may be possible with some outwash type soils in area.	AHBL
6.3 Re-use of on-site materials (soil and rock)		1			1	2	2	Outwash in NW portion of site OK in most weather. Till - dry weather reuse only.	GeoEngineers
6.4 Suitability of ground source heat pump systems	2				2	1	2		GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials	2				2	4	8		Norton Arnold
7.2 Demonstration of broad local support	2				2	4	8		Norton Arnold
7.3 Existence of local agency public outreach plan		1			1	3	3	Mason County 2: needs public involvement assistance	Norton Arnold
							220		

Site Evaluation Criteria

Site Letter: E

Site Name: McCleary Site 1 (Green Diamond)

Criteria	Site Ratings					Weight	Total Score	Comments	Lead
	2	1	-2	U	Unacceptable				
1. SITE CHARACTERISTICS									
Natural Environment Features									
1.1 Wetlands and streams				U	0	4	0	40-acre site with wetland swales throughout the site that would require unreasonable impact for locating the facility and potentially accessing the site.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8	None known or observed on the site.	AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	8	Not identified on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2				2	5	10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2				2	3	6	No designated shoreline.	AHBL
1.6 Site grades and topography	1				1	2	2		GeoEngineers
1.7 Geology (soils and bedrock)	1				1	3	3	Some potentially liquefiable soils in E. third of site	GeoEngineers
1.8 Groundwater	2				2	2	4	Perched GW locally during wet season	GeoEngineers
1.9 Prime farmland	2				2	3	6	E. third of site has soils classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
Geologic Hazards									
1.10 Steep slopes (greater than 40%)	2				2	3	6		GeoEngineers
1.11 Landslide	2				2	1	2		GeoEngineers
1.12 Erosion	2				1	1	2		GeoEngineers
1.13 Critical recharge areas	2				2	4	8		GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	6	No CSCSL or LUST facilities found for site or adjoining properties	EHS Intl
Other Site Characteristics									
1.15 Historic or cultural resources (known or designated)	1				1	3	3	Archaeological survey required; building inventory (4) required.	NWAA
1.16 Site cost/budget	2				2	2	4	None	Heartland
1.17 Willing seller	2				2	2	4	Written statement that the property is available for purchase	Heartland
1.18 Presence of deed restrictions or easements	1				1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	1				1	2	2	Minor site preparation required to demolish existing fire station facility.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	1				1	2	2	The sites has a well. Electricity is provided via overhead transmission lines to the Green Diamond Site. Presence of natural gas line onsite.	EA Blumen
1.21 Buildable area				U	0	3	0	38.68-acre site (according to submittal); the site is a regular shape. Wetlands throughout the site preclude a 35-acre development area.	EA Blumen
1.22 Other site constraints	1				1	4	4	Some potentially liquefiable soils in E. third of site	All
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility	1				1	2	2	Rural residential uses are located along the southeast and southwest boundaries of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area	1				1	3	3	The McCleary School is located 0.45 miles to the NW, across SR 8 (not adjacent or within the line of sight).	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	No development applications within LOS or at-risk facility apps within 1/2 to 1 mile of site.	AHBL
2.4 Visibility of site from surrounding area	2				2	1	2	Site is buffered from surrounding uses by topography and vegetation.	EA Blumen
2.5 Proximity to airports	2				2	1	2	The closest airport is Elma Municipal Airport, 9 miles away.	EA Blumen
2.6 Adequate housing capacity for 300 new households	1				1	1	1		EA Blumen
2.7 Available labor pool within 30 minutes drive time	1				1	1	1		EA Blumen

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: E

Site Name: McCleary Site 1 (Green Diamond)

Site Evaluation Criteria	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Weight			
2.8 Availability of support services	2				2	1	2	EA Blumen
2.9 Proximity to shooting range	2				2	1	2	EA Blumen
3. SITE SERVICES								
Fire Flow								
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	5	-10	AHBL
Domestic Water								
3.2 Flow (gallons per day) available			-2		-2	5	-10	AHBL
3.3 Cost of connection to local water purveyors	1				1	3	3	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	AHBL
Sewer								
3.5 Location of point of connection			-2		-2	5	-10	AHBL
3.6 Capacity and method of connection			-2		-2	3	-6	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	10	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	AHBL
Natural Gas								
3.9 Location and capacity of nearest connection	2				2	4	8	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1				1	2	2	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	4	AHBL
3.12 Construction stormwater	1				1	3	3	AHBL
3.13 Permanent stormwater treatment and disposal	1				1	4	4	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2				2	5	10	EA Blumen
3.15 Radio communication connectivity	1				1	2	2	EA Blumen
3.16 Cellular phone service	2				2	4	8	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 KVA	2				2	5	10	EA Blumen (MW)

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: E
 Site Name: McCleary Site 1 (Green Diamond)

Site Evaluation Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
3.18 Outside fire and emergency medical service capacity	2				2	3	6	Provided by City of McCleary Fire Dept for fire and Fire District #5 for EMS. Average response time is 8 minutes. Both the McCleary Fire Department and Fire District #5 stress that the area must be "secure" before providing aid. Provided by City of McCleary Police Dept. Average response time is 4 minutes. The City of McCleary Police Department will provide as much support as their limited resources can, without neglecting other calls.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2				2	3	6		EA Blumen
4. TRANSPORTATION									
4.1 Proximity/linkages to public transit	1				1	1	1	10.9 miles to transit stop at 3rd & Maple, Grays Harbor Transit	Heffron
4.2 Distance to bus or rail service	2				2	1	2	0.9 miles to transit stop at 3rd & Maple, Grays Harbor Transit	Heffron
4.3 Access route ability to accommodate DOC buses	2				2	2	4	No intersection radii improvements identified.	Heffron
4.4 Alternate route to Interstate	2				2	3	6	95% of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	2				2	3	6	97.4% of travel route to I-5 has four lanes.	Heffron
4.6 Travel cost	2				2	4	8	63.9 miles x \$5.85/mi = \$373.82	Heffron
4.7 Site access feasibility	2				-2	4	-8	Due to wetland constraints, access option likely limited to very small segment of Mox Chehalis Road E.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE									
5.1 Comprehensive plan consistency			-2		-2	5	-10	In the City limits, not a GMA planning jurisdiction. Residential land use designation, zoning is split: Hwy Commercial & SF Residential. Use is not allowed in either zone.	AHBL
5.2 Land use approval process			-2		-2	3	-6	Requires Comprehensive Plan Amendment, rezone to GC, and Conditional Use Permit with approval by the Hearing Examiner. Not constrained by an annual amendment cycle.	AHBL
5.3 Site development standards	1				1	4	4	Height limit of 35 feet in R-1 and 50 feet in C-2.	AHBL
5.4 Development impact fees	2				2	4	8	McCleary does not charge development impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements	2				2	3	6	There are no frontage improvement requirements within the development standards or municipal code.	AHBL
6. SUSTAINABILITY									
6.1 Potential for non-potable water	1				1	2	2	Not available in 20 year plan.	AHBL
6.2 Stormwater infiltration facilities	1				1	4	4	GeoEngineers Note: E. third of site may be suitable.	AHBL
6.3 Re-use of on-site materials (soil and rock)	1				1	2	2	AHBL Note: Possible outwash soils on east 1/3.	GeoEngineers
6.4 Suitability of ground source heat pump systems			-2		-2	1	-2	E. third of site OK in most weather conditions. W. 2/3 - dry weather reuse only Possible shallow bedrock	GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials	2				2	4	8		Norton Arnold
7.2 Demonstration of broad local support	2				2	4	8		Norton Arnold
7.3 Existence of local agency public outreach plan	1				1	3	3	City of McCleary: needs public involvement assistance	Norton Arnold

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1. SITE CHARACTERISTICS	Site Ratings					Total Score	Comments	Lead	
	2	1	-2	U	Unacceptable				
Natural Environment Features									
1.1 Wetlands and streams				U	0	4	0 Wetland impact unreasonable to access and construct the facility.	AHBL	
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8 None known or observed onsite.	AHBL	
1.3 Threatened, endangered, or protected plant species	2				2	4	8 Not listed on Washington Natural Heritage website.	AHBL	
1.4 Floodplain	2				2	5	10 Wildcat Creek floodplain no impact anticipated.	AHBL	
1.5 Designated shorelines	2				2	3	6 No designated shoreline	AHBL	
1.6 Site grades and topography	2				2	2	4	GeoEngineers	
1.7 Geology (soils and bedrock)	1				1	3	3 Seasonal shallow GW in most of site	GeoEngineers	
1.8 Groundwater			-2		-2	2	-4 Most of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers	
1.9 Prime farmland			-2		-2	3	6	GeoEngineers	
Geologic Hazards									
1.10 Steep slopes (greater than 40%)	2				2	3	6	GeoEngineers	
1.11 Landslide	2				2	2	1	2	GeoEngineers
1.12 Erosion	2				2	2	2	4	GeoEngineers
1.13 Critical recharge areas	1				1	4	4 Mapped w/in Wildcat Creek Aquifer Recharge Area	GeoEngineers	
1.14 Soil or groundwater contamination	2				2	3	6 No CSGSL or LUST facilities found for site or noted for adjoining properties	EHS Intl	
Other Site Characteristics									
1.15 Historic or cultural resources (known or designated)	1				1	3	3 Archaeological survey required; building inventory (8) required.	NWAA	
1.16 Site cost/budget	2				2	2	4 None	Heartland	
1.17 Willing seller	2				2	2	4 Written statement that the property is available for purchase	Heartland	
1.18 Presence of deed restrictions or easements	1				1	4	4 No title commitment report provided	Heartland	
1.19 Pre-existing development	2				2	2	4 No pre-existing development present onsite.	EA Blumen	
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	4 No overhead transmission lines or underground utility lines known to be present onsite, according to jurisdiction.	EA Blumen	
1.21 Buildable area	2				2	3	6 106.6-acre site; regular shape except for the south border which has 4 cutouts.	EA Blumen	
1.22 Other site constraints	2				2	4	8 Some liquefiable soils may be present.	All	
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility		1			1	2	2 Single family residential and multifamily residential uses are located along entire southern boundary of the site.	EA Blumen	
2.2 Risk potential activities/facilities located in the area		1			1	3	3 The McCleary Christian Center (and possibly an associated daycare) are located within 0.5 miles of the eastern boundary of the site.	EA Blumen	
2.3 Compatibility with planned nearby development	2				2	1	2 No development applications within 1 mile of site.	AHBL	
2.4 Visibility of site from surrounding area	2				2	1	2 Site is buffered from surrounding uses by topography and vegetation.	EA Blumen	
2.5 Proximity to airports	2				2	1	2 The closest airport is Elma Municipal Airport, 9 miles away.	EA Blumen	
2.6 Adequate housing capacity for 300 new households		1			1	1	1	EA Blumen	
2.7 Available labor pool within 30 minutes drive time		1			1	1	1	EA Blumen	
2.8 Availability of support services	2				2	1	2	EA Blumen	
2.9 Proximity to shooting range	2				2	1	2 The closest facility is Aberdeen Lake (owned and operated by Aberdeen PD)	EA Blumen	

Site Letter: **F**
 Site Name: **McCleary Site 2 (MacDonald)**

3. SITE SERVICES	Site Ratings					Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable	U Unacceptable	Raw Score			
Fire Flow								
3.1 Fire Flow (GPM) and residual pressure (psi)		-2			-2	5	Estimated available fire flow is 1,000 gpm. Fire flow volume (360,000 gallons) is available. City e-mail dated February 22, 2011 stated that they would construct a 15-18 inch diameter trunk line from the reservoir (8,260 LF) to provide the fire flow for the site and suggested that the cost of the trunk line should not be funded by the developer.	AHBL
Domestic Water								
3.2 Flow (gallons per day) available	2				2	5	City analysis indicates sufficient capacity for domestic service. Water main fronts the site.	AHBL
3.3 Cost of connection to local water purveyors	1				1	3	Connection Fee: \$3,782 per ERU. Charge is comparable to other jurisdictions.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	In compliance with regs.	AHBL
Sewer								
3.5 Location of point of connection	2				2	5	Gravity onsite with connection to force main within frontage street.	AHBL
3.6 Capacity and method of connection	2				2	3	Gravity onsite with connection to force main within frontage street. Likely minor improvements to existing pump station.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	City calculations show that the treatment plant has capacity for reception center.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	In compliance with regs.	AHBL
Natural Gas								
3.9 Location and capacity of nearest connection					-2	4	Cascade Natural Gas serves the area. Very likely that distribution system within the city would need to be improved.	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1				1	2	2005 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	Not yet required to comply with Phase 1 NPDES.	AHBL
3.12 Construction stormwater		-2			-2	3	Onsite wetlands and salmon bearing stream.	AHBL
3.13 Permanent stormwater treatment and disposal		-2			-2	4	Onsite wetlands and salmon bearing stream.	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2				2	5	The City indicates it is approximately 1.4 miles to nearest fiber optic cable and that construction costs would be approximately \$70K	EA Blumen
3.15 Radio communication connectivity	1				1	2	A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.16 Cellular phone service	2				2	4		EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	The City indicates the existing substation has the capacity to supply electricity to the proposed facility. Distribution system improvements will be required for this site (upgrading conductors and transformers). The distance from the substation to the site is 1.27 Miles.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2				2	3	Provided by City of McCleary Fire Dept for fire and Fire District #5 for EMS. Average response time is 8 minutes. Both the McCleary Fire Department and Fire District #5 stress that the area must be "secure" before providing aid.	EA Blumen

Washington Department of Corrections: Westside Reception Center
Site Evaluation Criteria
 Site Letter: F
 Site Name: McCleary Site 2 (MacDonald)

Evaluator: Consolidated Team Responses

	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Weight			
3.19 Outside law enforcement emergency response capacity	2				2	3	6	EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit	1				1	1	1	10.9 miles to transit stop at 3rd & Maple, Grays Harbor Transit
4.2 Distance to bus or rail service	2				2	1	2	0.9 miles to transit stop at 3rd & Maple, Grays Harbor Transit
4.3 Access route ability to accommodate DOC buses	2				2	2	4	No intersection radii improvements identified.
4.4 Alternate route to Interstate	2				2	3	6	95% of travel route to I-5 appears to have alternative.
4.5 Local access	2				2	3	6	91% of travel route to I-5 has four lanes.
4.6 Travel cost	2				2	4	8	65.4 miles x \$5.85/mi = \$382.59
4.7 Site access feasibility	1				1	4	4	Frontage on W Simpson Road.
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency	2				2	5	10	In the City UGA, not a GMA planning jurisdiction. Land Use designation is Commercial, which allows use as a Conditional Use. No adopted EPF policies.
5.2 Land use approval process	2				2	3	6	Requires Conditional Use Permit approval from the Hearing Examiner.
5.3 Site development standards	2				2	4	8	Building height maximum is 50 feet.
5.4 Development impact fees	2				2	4	8	McCleary does not charge development impact fees.
5.5 Jurisdictional requirements for frontage improvements	2				2	3	6	There are no frontage improvement requirements within the development standards or municipal code.
6. SUSTAINABILITY								
6.1 Potential for non-potable water	1				1	2	2	Not available in 20 year plan.
6.2 Stormwater infiltration facilities			-2		-2	4	-8	GeoEngineers Note: Seasonal shallow GW table likely in most of site
6.3 Re-use of on-site materials (soil and rock)	1				1	2	2	AHBL Note: Potential for infiltration is low. Likely groundwater challenges.
6.4 Suitability of ground source heat pump systems			-2		-2	1	-2	Outwash soils in east half OK; rest of site, dry weather reuse only
7. COMMUNITY ACCEPTANCE								
7.1 Commitment from local officials	2				2	4	8	
7.2 Demonstration of broad local support	2				2	4	8	
7.3 Existence of local agency public outreach plan	1				1	3	3	City of McCleary needs public involvement assistance
							262	

Site Evaluation Criteria

Site Letter: G

Site Name: McCleary Site 3 (Port Blakely)

Criteria	Site Ratings					Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	Unacceptable	U					
1. SITE CHARACTERISTICS										
Natural Environment Features										
1.1 Wetlands and streams	2					2	4	8	If sited appropriately on the 230 acre site north of the railroad tracks. South of tracks would be unacceptable rating.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2					2	4	8		AHBL
1.3 Threatened, endangered, or protected plant species	2					2	4	8	Not listed on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2					2	5	10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2					2	3	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	2					2	2	4		GeoEngineers
1.7 Geology (soils and bedrock)	2	1				1	3	3	Part of site has deeper GW	GeoEngineers
1.8 Groundwater	2					2	2	4	Majority of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
1.9 Prime farmland			-2			-2	3	-6		GeoEngineers
Geologic Hazards										
1.10 Steep slopes (greater than 40%)	2					2	3	6		GeoEngineers
1.11 Landslide	2					2	1	2		GeoEngineers
1.12 Erosion	2					2	2	4		GeoEngineers
1.13 Critical recharge areas	2	1				1	4	4	Mapped w/in Wildcat Creek Aquifer Recharge Area	GeoEngineers
1.14 Soil or groundwater contamination	2					2	3	6	No CUSL or LUS facilities found for site or for adjoining properties.	EHS Intl
Other Site Characteristics										
1.15 Historic or cultural resources (known or designated)	1					1	3	3	Archaeological survey required; building inventory (2) required.	NWAA
1.16 Site cost/budget	2					2	2	4	We are assuming the DOC would not purchase the entire property. The DOC could purchase between 100 and 125 acres and still maintain a ratio under 20%.	Heartland
1.17 Willing seller	2					2	2	4	Written statement that the property is available for purchase	Heartland
1.18 Presence of deed restrictions or easements	1					1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	1					1	2	2	Minor site preparation required to demo existing asphalt and a building.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2					2	2	4	The site has a well. A septic system was installed prior to opening the facility at the Port Blakely property, but was only in use for 9 months before the site was closed down (no septic design documentation is on file with the City or County).	EA Blumen
1.21 Buildable area	2					2	3	6	232-acre site; bisected by a railroad with 95 acres to the south and 137 acres to the north. Site is a regular shape.	EA Blumen
1.22 Other site constraints	2					2	4	8	Some liquefiable soils may be present.	All
2. SITE PROXIMITY										
2.1 Surrounding land use compatibility	1					1	2	2	Single family residential uses are located to the northeast of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2					2	3	6	None identified.	EA Blumen
2.3 Compatibility with planned nearby development	2					2	1	2	No development applications within line of sight or at-risk facility apps within 1/2 to 1 mile of site.	AHBL
2.4 Visibility of site from surrounding area	2	1				1	1	1	Site is partially visible from surrounding uses.	EA Blumen
2.5 Proximity to airports	2					2	1	2	The closest airport is Elma Municipal Airport, 9 miles away.	EA Blumen
2.6 Adequate housing capacity for 300 new households	1					1	1	1		EA Blumen

Site Evaluation Criteria

Site Letter: **G**

Site Name: **McCleary Site 3 (Port Blakely)**

Site Ratings	Site Ratings				Total Score	Comments	Lead
	2	1	-2	U			
2.8 Availability of support services	2				2	1	EA Blumen
2.9 Proximity to shooting range	2				2	1	EA Blumen
3. SITE SERVICES							
Fire Flow							
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	5	AHL
Domestic Water							
3.2 Flow (gallons per day) available		1			1	5	AHL
3.3 Cost of connection to local water purveyors		1			1	3	AHL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	AHL
Sewer							
3.5 Location of point of connection			-2		-2	5	AHL
3.6 Capacity and method of connection		1			1	3	AHL
3.7 Capacity of sewer treatment facility	2				2	5	AHL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	AHL
Natural Gas							
3.9 Location and capacity of nearest connection			-2		-2	4	AHL
Stormwater Management							
3.10 Jurisdictional design criteria		1			1	2	AHL
3.11 Jurisdiction compliance with NPDES	2				2	4	AHL
3.12 Construction stormwater		1			1	3	AHL
3.13 Permanent stormwater treatment and disposal		1			1	4	AHL
Other Essential Services							
3.14 Communications infrastructure capacity	2				2	5	EA Blumen
3.15 Radio communication connectivity		1			1	2	EA Blumen
3.16 Cellular phone service	2				2	4	EA Blumen
3.17 Availability of 3-phase electrical service at 3.500 kVA	2				2	5	EA Blumen (MW)

Site Ratings	Site Ratings				Total Score	Comments	Lead
	2	1	-2	U			
3.18 Outside fire and emergency medical service capacity	2				6	Provided by City of McCleary Fire Dept for fire and Fire District #5 for EMS. Average response time is 8 minutes. Both the McCleary Fire Department and Fire District #5 stress that the area must be "secure" before providing aid.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2				6	Provided by City of McCleary Police Dept. Average response time is 4 minutes. The City of McCleary Police Department will provide as much support as their limited resources can, without neglecting other calls.	EA Blumen
4. TRANSPORTATION							
4.1 Proximity/linkages to public transit			-2		-2	1.6 miles to transit stop at 3rd & Maple, Grays Harbor Transit	Heffron
4.2 Distance to bus or rail service		1			1	1.6 miles to transit stop at 3rd & Maple, Grays Harbor Transit	Heffron
4.3 Access route ability to accommodate DOC buses		1			2	The southwest corner of Larson Road/Summit Road may require turn radii improvements	Heffron
4.4 Alternate route to Interstate	2				6	95% of the travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	2				3	691% of the travel route to I-5 has four lanes.	Heffron
4.6 Travel cost	2				4	66.3 miles x \$5.85/mi = \$387.86	Heffron
4.7 Site access feasibility			-2		-8	Access option limited to end of Larson Road, a narrow, residential local access street.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE							
5.1 Comprehensive plan consistency	2				10	In City limits, not a GVI/A planning jurisdiction. Land Use Designation is Industrial consistent with Industrial zone; zoning allows use as a conditional use; no adopted EPF policies.	AHBL
5.2 Land use approval process	2				6	Requires a Conditional Use Permit with approval from the Hearing Examiner.	AHBL
5.3 Site development standards	2				8	Maximum building height is 75 feet.	AHBL
5.4 Development impact fees	2				8	McCleary does not charge development impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements	2				6	There are no frontage improvement requirements within the development standards or municipal code.	AHBL
6. SUSTAINABILITY							
6.1 Potential for non-potable water		1			2	Not available in 20 year plan.	AHBL
6.2 Stormwater infiltration facilities		1			4	Potential for infiltration on northerly side. Potential ground water to west and south	AHBL
6.3 Re-use of on-site materials (soil and rock)		1			2	Outwash soils in N. and SE parts OK; rest of site, dry weather reuse only	GeoEngineers
6.4 Suitability of ground source heat pump systems			-2		-2	Possible shallow bedrock	GeoEngineers
7. COMMUNITY ACCEPTANCE							
7.1 Commitment from local officials	2				4		Norton Arnold
7.2 Demonstration of broad local support	2				4		Norton Arnold
7.3 Existence of local agency public outreach plan		1			3	City of McCleary needs public involvement assistance, especially with access from neighborhood	Norton Arnold

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: H

Site Name: Grays Harbor County (Satsop Business Park)

Criteria	Site Ratings				Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U						
1. SITE CHARACTERISTICS										
Natural Environment Features										
1.1 Wetlands and streams	2				2	4	8			AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8			AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	8	Not listed on Washington National Heritage website.		AHBL
1.4 Floodplain	2				2	5	10	No floodplain onsite.		AHBL
1.5 Designated shorelines	2				2	3	6	No designated shoreline onsite.		AHBL
1.6 Site grades and topography	2				2	2	4			GeoEngineers
1.7 Geology (soils and bedrock)	1				1	3	3	Some soft soils may need excavation/replacement		GeoEngineers
1.8 Groundwater	2				2	2	4			GeoEngineers
1.9 Prime farmland	2				2	3	6	Most of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology, but is already developed		GeoEngineers
Geologic Hazards										
1.10 Steep slopes (greater than 40%)	2				2	3	6			GeoEngineers
1.11 Landslide	2				2	1	2			GeoEngineers
1.12 Erosion	2				2	2	4			GeoEngineers
1.13 Critical recharge areas	2				2	4	8			GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	6	No CUSCL or LUS facilities noted for site or adjoining properties		EHS Int
Other Site Characteristics										
1.15 Historic or cultural resources (known or designated)	1				1	3	3	Archaeological survey required; building inventory (1) required.		NWAA
1.16 Site cost/budget	1				1	2	2			Heartland
1.17 Willing seller	2				2	2	4	Written statement that the property is available for purchase		Heartland
1.18 Presence of deed restrictions or easements	1				1	4	4	The title report dated March 20, 2009 provides information related to parcel 170607400010. The 12.8 acre parcel (170607340020) that fronts Keys Rd W to the north and the 4.8 acre parcel (170618120030) that fronts Keys Rd W to the south are not included in the title report provided. Based on the information provided in the March 2009 report there does not appear to be any encumbrances that would preclude development on the site with the exception of the Bonneville Power Authority's (BPA) transmission line easement that fronts the north side of Keys Road West and is roughly 250-feet in width. The recorded easement has not been made available; however, discussions with individuals familiar with this easement indicate that material storage, access roads, and parking may be permitted within the easement area. Additionally, buried utilities such as water lines and utility vaults may be developed. The primary restriction within the BPA easement is that no structure or planted material may be in excess of 10-foot high in the easement area. Further, BPA is to be notified of any proposed activities in the easement area that may effect such proposed activities.		Heartland
1.19 Pre-existing development			-2		-2	2	-4	Significant site preparation likely required to demolish existing buildings and asphalt. Overhead transmission lines are present onsite and would impede development. Underground		EA Blumen

Site Evaluation Criteria

Site Letter: H

Site Name: Grays Harbor County (Satsop Business Park)

Site Ratings	Site Ratings			Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2					
1.21	Buildable area		-2	-2	3	-6	50.3-acre site. However, buildable area is limited by transmission line easement, county roadway and irregular shape.	EA Blumen
1.22	Other site constraints	1		1	4	4	Site is located adjacent to an existing Grays Harbor PUD power generation plant, which operates 24-hours a day. It is anticipated that noise suitability limits for the proposed DOC facility would be based on facility uses. Because inmates would sleep at this facility, portions of the facility would be considered a residential receiver from a noise assessment standpoint. The existing ambient sound level in the site vicinity, due to nearby industrial sources, could make at least some portions of this site unsuitable for noise-sensitive uses including sleeping and possibly some outdoor activities. Outdoor recreational uses would probably be less sensitive to existing noise in the area. It is possible that existing sound levels could be mitigated within those areas of the facility where sleeping or other sensitive uses would occur using site design and/or other noise mitigation measures, but some form(s) of noise control would likely to be required.	ENVIRON
2. SITE PROXIMITY								
2.1	Surrounding land use compatibility	1		1	2	2	Compatibility of DOC residential uses with adjacent industrial use would need to be mitigated.	EA Blumen
2.2	Risk potential activities/facilities located in the area	2		2	3	6	None identified.	EA Blumen
2.3	Compatibility with planned nearby development	1		1	1	1	No at-risk facilities pending. Expansion of the adjacent energy plant is pending, potential non-compatibility between the plant and proposed DOC residential uses may be resolved through design or mitigation.	AHBL/EA Blumen
2.4	Visibility of site from surrounding area	2		2	1	2	Site is buffered from sensitive uses by distance, topography and vegetation.	EA Blumen
2.5	Proximity to airports	2		2	1	2	The closest airport is Elma Municipal airport located less than 5 miles from the site.	EA Blumen
2.6	Adequate housing capacity for 300 new households	1		1	1	1		EA Blumen
2.7	Available labor pool within 30 minutes drive time	1		1	1	1		EA Blumen
2.8	Availability of support services	2		2	1	2		EA Blumen
2.9	Proximity to shooting range	2		2	1	2	Site is approximately 15.8 miles away from Aberdeen Lake Shooting Range (owned and operated by Aberdeen PD).	EA Blumen
3. SITE SERVICES								
	Fire Flow							
3.1	Fire Flow (GPM) and residual pressure (psi)		-2	-2	5	-10	According to contact, the existing water tanks and mains on site may not provide 3,000 GPM for 2 hours. Therefore additional tanks and pumps may be necessary to achieve fire flow.	AHBL
	Domestic Water							
3.2	Flow (gallons per day) available	1		1	5	5	Domestic service is available and mains are on site.	AHBL
3.3	Cost of connection to local water purveyors	2		2	3	6	No charges.	AHBL
3.4	Compliance with WA DOE and Health Dept. regulatory requirements	2		2	5	10	With ongoing development on property it is assumed to comply with regs.	AHBL

Site Evaluation Criteria

Site Letter: H

Site Name: Grays Harbor County (Satsop Business Park)

Sewer	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U	Unacceptable			
3.5 Location of point of connection	2					2 5	10 Connection on site	AHBL
3.6 Capacity and method of connection	1					1 3	3 Connection on site	AHBL
3.7 Capacity of sewer treatment facility	1					1 5	Onsite treatment system does not have capacity. Per e-mail from proponent dated February 9, 2011 capacity may be accomplished with extension from City of Elma to site. Financing and timing is currently unknown although they stated that the improvement could be achieved before 2016. Available capacity from City of Elma treatment plant is 0.65 MGD. City may take on responsibility for permitting and construction. No sensitive areas are expected and route would be within existing street right-of-way. Multiple routes are available if the shortest route proves to be more challenging.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2					2 5	10 With ongoing development on property it is assumed to comply with regs.	AHBL
Natural Gas								
3.9 Location and capacity of nearest connection	2					2 4	8 Connection on site	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1					1 2	2 2005 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2					2 2	4 Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater	2					2 3	6 No significant impediments.	AHBL
3.13 Permanent stormwater treatment and disposal	1					1 4	4 Existing pond on site is likely undersized based on current stormwater requirements and may need to be modified to meet permit requirements.	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2					2 5	10	EA Blumen
3.15 Radio communication connectivity	1					1 2	2 A review of current facility coverage maps indicates that this site, due to elevation may enjoy communications to Stafford Creek (Aberdeen), CCCC (via Capital Peak) and WCC (via South Mountain Repeater) and may provide coverage along portions of along State Route 12.	EA Blumen
3.16 Cellular phone service	2					2 4	8 Placement of the antenna tower will determine level of communications to these locations.	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2					2 5	10	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	1					1 3	3 Fire and EMS service provided by Grays Harbor Fire District 5. Average response time approx. 15 minutes. Willing and available to serve site.	EA Blumen
3.19 Outside law enforcement emergency response capacity	1					1 3	3 Services provided by Grays Harbor County Sheriff's Office (9 miles west of Park) in partnership with City of Elma Police Department (located within 5 miles). Both available and willing to serve DOC. Estimated response time, 15 minutes from either location.	EA Blumen

Site Ratings	Site Ratings			C	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2						
4. TRANSPORTATION									
			-2		-2	1	-2	6.5 miles to transit stop at 3rd & Young, Grays Harbor Transit	Heffron
		1			1	1	1	Grays Harbor Transit Route 40 operates within 2.5 miles of site.	Heffron
	2				2	2	2	Access route ability to accommodate DOC buses	Heffron
	2				2	3	6	97.5% of travel route to I-5 appears to have alternative.	Heffron
	2				2	3	6	92% of travel route to I-5 has four lanes.	Heffron
			-2		-2	4	-8	Travel cost 78.5 miles x \$5.85/mi = \$459.23	Heffron
	2				2	4	8	Frontage on Keys Road and W Keys Road.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE									
								Not in the UGA, not a GMA planning agency. The Land Use Designation is Satsop Development Park, consistent with zoning. The primary (and only stated) use of the West Park area is employment. Area is designated for more intense industrial use. Correction center or EPF is not listed specifically as allowed.	AHBL
	1				1	5	5	Process first requires certification by the Park that it meets intent of Master Plan. After that the Park will review plans, then it goes to the County for site plan and building permit. SEPA was intended to be completed during adoption of master plan. GHC does not have EPF siting/land use process.	AHBL
	1				1	3	3	Land use approval process	AHBL
	2				2	4	8	Site development standards	AHBL
	2				2	4	8	Development impact fees	AHBL
								Grays Harbor County does not impose development impact fees.	AHBL
								Grays Harbor County municipal code does not require frontage improvements. Satsop Development Park Master Plan has design guidelines for roads in the park but does not outright require developers to make the improvements.	AHBL
6. SUSTAINABILITY									
	2				2	2	4	Potential for non-potable water	AHBL
			-2		-2	4	-8	Stormwater infiltration facilities	AHBL
		1			1	2	2	Re-use of on-site materials (soil and rock)	GeoEngineers
			-2		-2	1	-2	Suitability of ground source heat pump systems	GeoEngineers
7. COMMUNITY ACCEPTANCE									
	2				2	4	8	Commitment from local officials	Norton Arnold
	2				2	4	8	Demonstration of broad local support	Norton Arnold
	1				1	3	3	Existence of local agency public outreach plan	Norton Arnold
							264		

Site Evaluation Criteria

Site Letter: I

Site Name: Thurston County (Grand Mound - Maple Lane Juvenile Facility)

	Site Ratings				Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U						
1. SITE CHARACTERISTICS										
Natural Environment Features										
1.1 Wetlands and streams			-2		-2	4	-8	Buffer impacts and restoration likely and would not meet LEED selection criteria.	AHBL	
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8		AHBL	
1.3 Threatened, endangered, or protected plant species		1			1	4	4	Listed on the Washington National Heritage website.	AHBL	
1.4 Floodplain	2				2	5	10	No floodplain impacts in preferred site location.	AHBL	
1.5 Designated shorelines	2				2	3	6	No designated shoreline in preferred site location. No impacts anticipated.	AHBL	
1.6 Site grades and topography	2				2	2	4		GeoEngineers	
1.7 Geology (soils and bedrock)	2				2	3	6		GeoEngineers	
1.8 Groundwater	2				2	2	4		GeoEngineers	
1.9 Prime farmland	2				2	3	6	Terrace is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology but already developed	GeoEngineers	
Geologic Hazards										
1.10 Steep slopes (greater than 40%)	2				2	3	6		GeoEngineers	
1.11 Landslide	2				2	1	2		GeoEngineers	
1.12 Erosion	2				2	2	4		GeoEngineers	
1.13 Critical recharge areas	1				1	4	4	Mapped as Category 1 Area	GeoEngineers	
1.14 Soil or groundwater contamination	1				1	3	3	CSCSL - NFA noted for site. No CSCSL or LUST facilities found for adjoining properties	EHS Intl	
Other Site Characteristics										
1.15 Historic or cultural resources (known or designated)			-2		-2	3	-6	Archaeologically sensitive area, building inventory (21) required.	NWAA	
1.16 Site cost/budget	1				1	2	2	Because this would be a state to state transaction it is likely the sale price can be below the budget allocation.	Heartland	
1.17 Willing seller	2				2			The seller is willing, however as a public agency it will first have to determine whether the DSHS has any use for the property. If not then the search is expanded to other state agencies.	Heartland	
1.18 Presence of deed restrictions or easements	1				1	4	4	No title commitment report provided	Heartland	
1.19 Pre-existing development			-2		-2	2	-4	Significant site preparation work likely, due to presence of existing Maple Lane Juv Facility.	EA Blumen	
1.20 Presence of overhead transmission lines/underground pipelines	1				1	2	2	The County indicates that water, sewer, natural gas, electricity, telecommunications and data lines are located underground on the property to serve the existing buildings. The delivery of electrical power to the site is via overhead line within County right-of-way.	EA Blumen	
1.21 Buildable area	2				2	3	6	210-acre site, of which 55 acres is developable. The site is regular in shape.	EA Blumen	
1.22 Other site constraints	2				2	4	8	Seismic - Relatively low risk because site would be developed on terrace only.	All	
2. SITE PROXIMITY										
2.1 Surrounding land use compatibility	1				1	2	2	Residential uses are located to the north, east and south but are adjacent to existing juvenile correctional facility.	EA Blumen	

Site Ratings	Preferred	1	2	Acceptable	-2	Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
										Several risk potential facilities are located within 0.5 miles of the site but none are immediately adjacent or within the line of site. Grand Mound Baptist Church is located immediately north of the site (across Grand Mound Way), the Grand Mound Driving Range is located immediately adjacent to the southeast boundary of the site. The Rochester Primary and Grand Mound Elementary schools are located within 0.5 miles of the northwest boundary of the site.	EA Blumen
2.2	1						1	3	3	Elementary schools are located within 0.5 miles of the northwest boundary of the site.	EA Blumen
2.3	2						2	1	2	No at-risk applications are pending. Other pending applications include a 3-lot short plat at .5 miles away, garage with ADU at .4 miles and road and grading work at .03 miles.	AHBL
2.4	-2						-2	1	-2	Site is visible from adjacent developed residential uses to the northwest and east.	EA Blumen
2.5	2						2	1	2	CIS Chehalis-Centralia Airport is located to the south of the site	EA Blumen
2.6	2						2	1	2		EA Blumen
2.7	2						2	1	2		EA Blumen
2.8	2						2	1	2		EA Blumen
2.9	2						2	1	2	Site is within 30 minutes of a local law enforcement shooting range in Lacey.	EA Blumen
3. SITE SERVICES											
Fire Flow											
3.1	2						-2	5	-10	Tank and 2 wells on site but according to contact discussion they cannot provide 350,000 gallons for fire flow storage. Need 7,600 LF of water main improvements. DOC would be responsible for the extension costs, construction, and permitting. No sensitive areas are expected. City information stated that only 2,500 GPM would be available.	AHBL
Domestic Water											
3.2	2						2	5	10	On site wells would provide domestic capacity.	AHBL
3.3	1						1	3	3	Estimated connection charge of \$2.2 M, which does not include costs associated with the extension described in Item 3.1.	AHBL
3.4	2						2	5	10	With ongoing use of onsite system it is assumed to comply with regs.	AHBL
Sewer											
3.5	1						1	5	5	Connections are relatively close	AHBL
3.6	1						1	3	3	Should be able to gravity to connection point and may need minor improvements. Estimated sewer connection charges of \$2,289,535.	AHBL
3.7	1						1	5	5	Proponent is currently working on expanding capacity of the treatment plant and meeting NPDES Permit requirements.	AHBL
3.8	1						1	5	5	Currently working meeting requirements.	AHBL
Natural Gas											
3.9	2						2	4	8	Existing service to site.	AHBL
Stormwater Management											
3.10	1						1	2	2	2005 DOE	AHBL
3.11	2						2	4	4	Thurston County included in Phase 2 NPDES. Compliance is unknown.	AHBL
3.12	2						2	3	6	No significant impediments. Granular soils are favorable.	AHBL
3.13	2						2	4	8	No significant impediments. Granular soils are favorable.	AHBL

Washington Department of Corrections: Westside Reception Center
Site Evaluation Criteria
 Site Letter: I
 Site Name: Thurston County (Grand Mound - Maple Lane Juvenile Facility)

Evaluator: Consolidated Team Responses

Other Essential Services	Site Ratings					Total Score	Comments	Lead
	2	1	-2	Unacceptable	Raw Score			
3.14 Communications infrastructure capacity	2				2	5	Adequate fiber optic/cable utilities available at the site, per the County. A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.15 Radio communication connectivity	1				1	2		EA Blumen
3.16 Cellular phone service	2				2	4		EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	Adequate 3-phase electrical service utilities available at the site, per the County. Thurston County Fire District #1 and Thurston County Medic One (EMS) are available and willing to serve the proposed facility. 7 minute estimated response time.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2				2	3	Thurston County Sheriff's Department is available and willing to serve the proposed facility. Estimated response time 7-10 minutes, provided deputies are not already responding to another incident in the vicinity.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2				2	3		EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit		-2			-2	1	Twin Transit operates 4 routes in Centralia/Chehalis, Rt. 21 has stop 4.9 miles from site	Heffron
4.2 Distance to bus or rail service		-2			-2	1	Twin Transit Rt. 21 has stop 4.9 miles from site in Centralia, Greyhound, Amtrak >6 miles	Heffron
4.3 Access route ability to accommodate DOC buses	2				2	2	No intersection radii improvements identified.	Heffron
4.4 Alternate route to interstate	2				2	3	91% of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	2				-2	3	Site is 2.5 miles from I-5; less than 1 mile of one route option has four lanes.	Heffron
4.6 Travel cost	2				2	4	8.63.1 miles x \$5.85/mi = \$369.14	Heffron
4.7 Site access feasibility	1				1	4	Frontage on Old Hwy 9 could be used for multiple direct access points.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency			U		0	5	Developable area is in the County UGA; Thurston is a GMA planning county. Land Use Designation is consistent: Government/Institutional. Developable area is zoned Planned Industrial (PI). Undevelopable portion is Long Term Agricultural. "Correctional facilities" are clearly regarded as a compatible use within the PI zone (20.27) with a special use permit. The SUP chapter (20.54, Table 2), however only includes jails, juvenile detention facilities, and secure community transition facilities as allowed. Prisons are specifically not allowed. The proposed DOC Reception Center clearly meets the definition of Prisons. The Special Use Permits Chapter 20.54 states additional requirements for Prisons, which include: shall not be located more than 2 miles from the boundary of a district in which the use is not allowed as a special use (adjacent districts do not allow the use) and no more than two miles from any school (two schools are within two miles). There is also a minimum site size requirement of 200 acres (for over 1000 inmates), and setbacks from roads and property lines shall be 325 feet.	AHBL
5.2 Land use approval process			U		0	3	Significant zoning text changes would be required to allow the use in the zone but also change the site requirements for prisons (see above). The process would likely require planning commission review and board of commissioners approval. The process to modify the zoning code would be significant and changes would be County-wide. If zoning changes were approved, requires a Special Use Permit with Hearing Examiner approval.	AHBL

Site Evaluation Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable	U Unacceptable					
5.3 Site development standards				U	0	4	0	The listed requirements for prisons are problematic.	AHBL
5.4 Development impact fees		1			1	4	4	LU Permit fees approx. \$15K; no impact fees at this time but they are considering changing that for traffic. Currently would collect \$5343/net new trip through SEPA. We did not ask SEPA mitigation costs of other jurisdictions so that does not affect the rating.	AHBL
5.5 Jurisdictional requirements for frontage improvements								16.01: All properties within the Grand Mound UGA shall have cement concrete curb, gutter and sidewalks constructed along the abutting private and public roads. Bikeways shall also be constructed in locations shown on the Comprehensive Bike Plan.	AHBL
6. SUSTAINABILITY									
6.1 Potential for non-potable water		1			1	2	2	No impediments for onsite rainwater harvesting.	AHBL
6.2 Stormwater infiltration facilities		2			2	4	8	AHBL Note: Good infiltrative soils. Assumed the upper portion of site for development.	AHBL
6.3 Re-use of on-site materials (soil and rock)		1			1	2	2	Soil from > 3 feet suitable for reuse in most weather; shallow soils, dry weather reuse only.	GeoEngineers
6.4 Suitability of ground source heat pump systems		-2			-2	1	-2	Bedrock may be shallow	GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials		2			2	4	8		Norton Arnold
7.2 Demonstration of broad local support		1			1	4	4		Norton Arnold
7.3 Existence of local agency public outreach plan		1			1	3	3	Maple Lane:DSHS/Thurston County: needs public involvement assistance	Norton Arnold
							226		

1. SITE CHARACTERISTICS	Site Ratings					Total Score	Comments	Lead	
	2	1	-2	U	Raw Score				
1. SITE CHARACTERISTICS									
Natural Environment Features									
1.1 Wetlands and streams				U	0	4	0	Unreasonable wetland and buffer impacts to access a feasible construction site.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8		AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	8	Not listed on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2				2	5	10	No designated floodplain impacted if facility located appropriately.	AHBL
1.5 Designated shorelines	2				2	3	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography			-2		-2	2	-4		GeoEngineers
1.7 Geology (soils and bedrock)		1			1	3	3		GeoEngineers
1.8 Groundwater	2				2	2	4	Perched GW on silt and siltstone during wet season	GeoEngineers
1.9 Prime farmland	2				2	3	6		GeoEngineers
Geologic Hazards									
1.10 Steep slopes (greater than 40%)		1			1	3	3		GeoEngineers
1.11 Landslide		1			1	1	1	Shallow slides possible in silt and siltstone	GeoEngineers
1.12 Erosion		1			1	2	2		GeoEngineers
1.13 Critical recharge areas	2				2	4	8		GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	6	No CSCSL or LUST facilities noted for site or adjoining properties	EHS Intl
Other Site Characteristics									
1.15 Historic or cultural resources (known or designated)	2				2	3	6	Archaeological survey required.	NWAA
	2				2	2	2	The City Council of the City of Raymond voted unanimously on 12/20/10 to offer the land to the DOC at no charge. In their application they note that the appraised value to be roughly \$1,000 per acre.	Heartland
1.16 Site cost/budget	2				2	2	4	None	Heartland
1.17 Willing seller								None	Heartland
1.18 Presence of deed restrictions or easements		1			1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	2				2	2	4	No pre-existing development present onsite.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	4	No overhead transmission lines or underground utilities are known to be present onsite.	EA Blumen
1.21 Buildable area	2				2	3	6	180-acre site; predominantly a regular shape with a cutout on the western border.	EA Blumen
1.22 Other site constraints	2				2	4	8		All
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility	2				2	2	4	Surrounding land uses are generally compatible.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2				2	3	6	None known to be present in the vicinity.	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	No pending at risk or other development proposals within one mile.	AHBL
2.4 Visibility of site from surrounding area	2				2	1	2	Site is buffered by topography and vegetation	EA Blumen
2.5 Proximity to airports	2							Willapa Harbor Airport is located about 4 miles to the SW (6.5 - 7 mile drive). This is a very small airport: 3000 foot Runway/Taxiway, Tie-down Area; Residential House; Pilot Ready Room Hangars	EA Blumen
2.6 Adequate housing capacity for 300 new households		1			1	1	1		EA Blumen
2.7 Available labor pool within 30 minutes drive time			-2		-2	1	-2		EA Blumen
2.8 Availability of support services	2				2	1	2		EA Blumen

Washington Department of Corrections: Westside Reception Center
Site Evaluation Criteria
 Site Letter: J
 Site Name: **Raymond Site**

Evaluator: **Consolidated Team Responses**

Site Ratings	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
2.9 Proximity to shooting range	2				2	1	2	The Willapa Harbor Gun Club is located adjacent to the site and is used by local law enforcement for training.	EA Blumen
3. SITE SERVICES									
Fire Flow									
3.1 Fire Flow (GPM) and residual pressure (psi) Domestic Water			-2		-2	5	-10	Water needs to be extended roughly 5,500 LF to the site. Tank would be needed for fire flow.	AHBL
3.2 Flow (gallons per day) available			-2		-2	5	-10	Intertie between Raymond and South Bend is needed to supply domestic. Water main needs to be extended roughly 5,500 LF to the site.	AHBL
3.3 Cost of connection to local water purveyors			-2		-2	3	-6	No information supplied. Per phone conversation with Scott Pierceson with City of Raymond Public Works (3/3/2011) the city may possibly waive that cost of connection fees. This should be confirmed.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	With plan for intertie it is assumed that system will comply with current regs.	AHBL
3.5 Location of point of connection			-2		-2	5	-10	Connection is roughly 5,500 LF from site with potential alignment challenges.	AHBL
3.6 Capacity and method of connection	1				1	3	3	Should be able to gravity all the way to highway. Connection charges are unknown and assumed to be comparable to other purveyors. Possibility of fees being waived.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	10	Capacity will be available by 2016. Treatment plant upgrades are currently in construction and planned to be complete in 2012.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	Assumed to comply with regulations with ongoing upgrade to plant.	AHBL
Natural Gas			-2		-2	4	-8	No natural gas in the area	AHBL
3.9 Location and capacity of nearest connection									
Stormwater Management									
3.10 Jurisdictional design criteria			-2		-2	2	-4	Standards are vague. WSDOT, 2005 DOE?	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	4	City is not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater	1				1	3	3	Nothing observed to hinder management of stormwater	AHBL
3.13 Permanent stormwater treatment and disposal	1				1	4	4	Nothing observed to hinder management of stormwater	AHBL
Other Essential Services									
3.14 Communications infrastructure capacity	1				1	5	5	Fiber optic/cable available in SR 101 and could be extended to the site. A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.15 Radio communication connectivity	1				1	2	2		EA Blumen
3.16 Cellular phone service	2				2	4	8	Closest electrical substation is at SR 6, but does not extend service to the site. Facility would be defined as a large industrial user and would negotiate with BPA to tap line, with a separate feeder from substation.	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 KVA			-2		-2	5	-10	Raymond Fire Department provides fire protection and EMS services; 3 to 4 minute response time to site; willing and available to provide service to DOC facility.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2				2	3	6	Raymond Police Department; 3 to 4 minute response time to site; willing and available to provide service to DOC facility.	EA Blumen
3.19 Outside law enforcement emergency response capacity	2				2	3	6		EA Blumen
4. TRANSPORTATION									

Site Evaluation Criteria

Site Letter: J

Site Name: Raymond Site

Site Evaluation Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
4.1 Proximity/linkages to public transit	2				2	1	2	Pacific Transit's Rt 14 passes the site on Hwy 101 traveling btwn. Raymond & Aberdeen	Heffron
4.2 Distance to bus or rail service	2				2	1	2	Pacific Transit's Rt 14 passes the site on Hwy 101 traveling btwn. Raymond & Aberdeen	Heffron
4.3 Access route ability to accommodate DOC buses	2				2	2	4	Both routes are entirely along designated State Routes frequented by large trucks.	Heffron
4.4 Alternate route to Interstate	2				2	3	6	All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access			-2		-2	3	6	60% of travel route to I-5 has four lanes (SR 12, SR 8, Hwy 101).	Heffron
4.6 Travel cost			-2		-2	4	-8	105 miles x \$5.85/mi = \$614.25	Heffron
4.7 Site access feasibility	1				1	4	4	Frontage on SU 101 could be used for one or more direct access points.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE									
5.1 Comprehensive plan consistency			U		0	5	0	In the City limits, a GMA planning agency. The site was erroneously not included in the comprehensive plan and does not have a land use or zoning designation.	AHBL
5.2 Land use approval process			U		0	3	0	Comprehensive Plan Amendment would be required to include the property, rezone, followed by a Conditional Use Permit with City Council approval.	AHBL
5.3 Site development standards	1				1	4	4	Presuming M-2 zone, Height limit of 35' if adjacent to R-5 zone. Map not provided; adjacent area appears to be either forest or County rural; otherwise 100 feet with sprinklers.	AHBL
5.4 Development impact fees	2				2	4	8	City of Raymond does not charge development impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements			-2		-2	3	-6	15.74.160 No land use permit or building permit will be issued unless or until the public rights-of-way upon which the subject property abuts are considered fully improved to the standards of the classification and offered for dedication to the public.	AHBL
6. SUSTAINABILITY									
6.1 Potential for non-potable water	2				2	2	4	Reservoir adjacent to site is available for use.	AHBL
6.2 Stormwater infiltration facilities			-2		-2	4	-8	GeoEngineers Note: low permeability soils and siltstone bedrock	AHBL
6.3 Re-use of on-site materials (soil and rock)	1				1	2	2	GeoEngineers Note: Silty soils in area. Potential for infiltration is low.	GeoEngineers
6.4 Suitability of ground source heat pump systems			-2		-2	1	-2	Dry weather reuse only; silt/siltstone difficult to moisture condition for compaction	GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials	2				2	4	8		Norton Arnold
7.2 Demonstration of broad local support	2				2	4	8		Norton Arnold
7.3 Existence of local agency public outreach plan		1			1	3	3	City of Raymond: needs public involvement assistance	Norton Arnold
								158	

Site Evaluation Criteria

Site Letter: K and L

Site Name: Morton Site 1 (DNR)

1. SITE CHARACTERISTICS	Site Ratings					Weight	Raw Score	Unacceptable	Undesirable	Acceptable	Preferred	Total Score	Comments	Lead
	2	1	-2	U										
Natural Environment Features														
1.1 Wetlands and streams				U		0	4					0	Unreasonable stream impacts to construct the facility and access the site.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2					2	4					8	Spotted owl designation outside of proposed preferred site location. No impact anticipated.	AHBL
1.3 Threatened, endangered, or protected plant species	2					2	4					8	Not listed on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2					2	5					10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2					2	3					6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography			-2			-2	2					-4		GeoEngineers
1.7 Geology (soils and bedrock)	2					2	3					6		GeoEngineers
1.8 Groundwater	2					2	2					4	Seasonal perched GW on weathered bedrock possible	GeoEngineers
1.9 Prime farmland	2					2	3					6		GeoEngineers
Geologic Hazards														
1.10 Steep slopes (greater than 40%)		1				1	3					3		GeoEngineers
1.11 Landslide	1					1	1					1	Shallow slides in weathered rock possible	GeoEngineers
1.12 Erosion	1					1	2					2		GeoEngineers
1.13 Critical recharge areas	1					1	4					4	Mapped as Moderate area	GeoEngineers
1.14 Soil or groundwater contamination	2					2	3					6	No CSCSL or LUST facilities noted for site or adjoining properties	EHS Intl
Other Site Characteristics														
1.15 Historic or cultural resources (known or designated)	2					2	3					6	Archaeological survey required.	NWAA
1.16 Site cost/budget	2					2	2					4	None	Heartland
1.17 Willing seller	2					2	2					4	Subject to approval by the Board of Natural Resources	Heartland
			-2			-2	4						AT&T, Touch America, or rights of way easements do not appear to significantly impeded development of the site. The Duncan Oil and Gas easement is over the entire property and allows for extensive rights to the property. This lease ends in August 2013.	Heartland
1.18 Presence of deed restrictions or easements	1					1	2					2	Minor site preparation required to demolish 2 existing buildings and parking lot.	AHBL
1.19 Pre-existing development													Power is provided to the site via overhead transmission lines. A septic tank and water lines are present onsite.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	1					1	2					2	While the site is 160 acres, there is only one level, buildable area of approx 15 acres, per the technical team.	EA Blumen
1.21 Buildable area				U		0	3					0		All
1.22 Other site constraints	2					2	4					8		
2. SITE PROXIMITY														
2.1 Surrounding land use compatibility	2					2	2					4	Surrounding land uses are generally compatible.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2					2	3					6	None known to be located in the vicinity of the site.	EA Blumen
2.3 Compatibility with planned nearby development	2					2	1					2	No pending development activity within one mile.	AHBL
2.4 Visibility of site from surrounding area	2					2	1					2	Site is buffered from offsite uses by vegetation and topography. Strom Field located approximately 3 miles to south. This is a very small, publicly accessible airport; one 1800 ft long, 40 ft wide runway. Next closest larger airport is Chehalis Centralia Airport - approximately 45 miles to the west.	EA Blumen
2.5 Proximity to airports	1					1	1					1		EA Blumen
2.6 Adequate housing capacity for 300 new households	1					1	1					1		EA Blumen

Site Evaluation Criteria

Site Letter: K and L

Site Name: Morton Site 1 (DNR)

Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-1	-2					
2.7 Available labor pool within 30 minutes drive time			-2		-2	1	-2		EA Blumen
2.8 Availability of support services	2				2	1	2		EA Blumen
2.9 Proximity to shooting range		1			1	1	1	The closest law enforcement designated range is 43 miles from the site (Cowfritz Gun Club).	EA Blumen
3. SITE SERVICES									
Fire Flow									
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	5	-10	Capacity of city main is unknown and 8,600 ft away from site.	AHBL
Domestic Water									
3.2 Flow (gallons per day) available			U		0	5	0	Capacity of wells and Conmley Creek is not sufficient for the Reception Center. Will need additional water sources. Existing small domestic service for the site. City mains are at least 8,600 ft away.	AHBL
3.3 Cost of connection to local water purveyors	2				2	3	6	City stated that they do not have connection fees. Should be confirmed.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10	No information supplied. Assumed to be in compliance.	AHBL
Sewer									
3.5 Location of point of connection			-2		-2	5	-10	Sewer is down gradient from site and requires 5,800 LF extension per phone conversation with Pat Hart (03/07/11). City letter states that an extension would be needed to TMI Forest Products	AHBL
3.6 Capacity and method of connection			-2		-2	3	-6	Capacity of existing conveyance is unknown and said to not have any known capacity problems. Submitted information states that treatment plant is operating at 1/2 capacity. The NPDES permit (WA002265-9) states the design capacity is 0.296 MGD. Therefore, available capacity is 0.148 MGD which exceeds the 0.092 MGD needed for the Reception Center. City is looking at upgrading facilities but nothing official yet. The NPDES permit lists several violations that must be addressed before expanding.	AHBL
3.7 Capacity of sewer treatment facility	1				1	5	5	Several violations listed in NPDES permit.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements			-2		-2	5	-10		AHBL
Natural Gas									
3.9 Location and capacity of nearest connection			-2		-2	4	-8	No natural gas in Morton area.	AHBL
Stormwater Management									
3.10 Jurisdictional design criteria		1			1	2	2	2005 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	4	Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater		1			1	3	3	Nothing observed that would hinder management of construction stormwater.	AHBL
3.13 Permanent stormwater treatment and disposal		1			1	4	4	Nothing observed that would hinder management of stormwater.	AHBL
Other Essential Services									
3.14 Communications infrastructure capacity	2				2	5	10	Fiber optic is available via both overhead transmission lines and along Hwy 7 adjacent to the site. A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.15 Radio communication connectivity		1			1	2	2		EA Blumen
3.16 Cellular phone service	2				2	4	8	Overhead lines provide power to the site from Lewis County PUD. The City has indicated that providing service to the site is not an issue.	EA Blumen (MW)
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	10		EA Blumen (MW)

Site Evaluation Criteria

Site Letter: K and L

Site Name: Morton Site 1 (DNR)

Site Ratings	Site Ratings			Total Score	Comments	Lead
	2	1	-2			
3.18 Outside fire and emergency medical service capacity	1			3	Morton Fire Department is a volunteer organization that is available. 5 to 15 minute response time. DOC facility could trigger need for more equipment and personnel. EMS provider on paid standby with Fire Department, estimated response time, 10 minutes.	EA Blumen
3.19 Outside law enforcement emergency response capacity	1			3	Lewis County Sheriff's Department has jurisdiction over site area and is available and willing to serve the proposed facility. Multiple offices in proximity to site: Randle Office, 15-20 minutes; Elbe area, 20 minutes; Chehalis, 40-45 minutes. Site could also be annexed into Morton UGA or Morton City limits, to allow expansion of the Morton Police Dept, which is available and willing, and would have a 1-2 min. response time.	EA Blumen
4. TRANSPORTATION						
4.1 Proximity/linkages to public transit	-2			-2	Lewis Mountain Highway Transit's Morton stop is 1.6 miles away at Chevron Station	Heffron
4.2 Distance to bus or rail service	1			1	Lewis Mountain Highway Transit's Morton stop is 1.6 miles away at Chevron Station	Heffron
4.3 Access route ability to accommodate DOC buses	2			2	Route is along designated roads frequented by large trucks.	Heffron
4.4 Alternate route to Interstate	2			2	96% of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	-2			-2	Neither route (SR 7 to SR 12 or SR 7 to SR 507) has substantial segments with four lanes.	Heffron
4.6 Travel cost	1			1	70.9 miles x \$5.85/mile = \$414.77 NOTE: this route is via SR 7 N and SR 161 N, not I-5. (I-5 route = 114 miles)	Heffron
4.7 Site access feasibility	-2			-2	Grades and sight distance appear to limit potential site access to one feasible location	Heffron
5. LAND USE AND REGULATORY COMPLIANCE						
5.1 Comprehensive plan consistency				0	Not in the UGA, Lewis is a GMA planning county. Land Use Designation is Forest Resource Land;	AHBL
5.2 Land use approval process				0	Lewis County requires a Comprehensive Plan Amendment, rezone and master plan approval for all essential public facilities in the rural area of the county. Incorporating the property into the UGA likewise requires a Comprehensive Plan Amendment, which is limited to an annual cycle/schedule.	AHBL
5.3 Site development standards	2			2	Height limit of 50 feet.	AHBL
5.4 Development impact fees	2			2	Lewis County does not charge impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements	2			2	There are no frontage improvement requirements stipulated in Lewis County code.	AHBL
6. SUSTAINABILITY						
6.1 Potential for non-potable water	1			1	Not available.	AHBL
6.2 Stormwater infiltration facilities				-2	GeoEngineers Note: low permeability soils	AHBL
6.3 Re-use of on-site materials (soil and rock)	1			1	AHBL Note: Low permeability soils in area. Possible bed rock.	GeoEngineers
6.4 Suitability of ground source heat pump systems				-2	Dry weather reuse only	GeoEngineers
7. COMMUNITY ACCEPTANCE						
7.1 Commitment from local officials	2			2	Shallow bedrock	Norton Arnold
7.2 Demonstration of broad local support	2			2		Norton Arnold
7.3 Existence of local agency public outreach plan	1			1	City of Morton 1 (DNR): needs public involvement assistance	Norton Arnold

	Site Ratings					Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U	Unacceptable					
1. SITE CHARACTERISTICS										
Natural Environment/Features										
1.1 Wetlands and streams	2					2	4	8	Based on wetland and stream information provided by the applicant.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2					2	4	8		AHBL
1.3 Threatened, endangered, or protected plant species	1					1	4	4	Listed on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2					2	5	10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2					2	3	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	2					2	2	4		GeoEngineers
1.7 Geology (soils and bedrock)	1					1	3	3	Some shallow soft soils may need excavation/replacement; potentially liquefiable soils locally present	GeoEngineers
1.8 Groundwater	2					2	2	4	Perched GW during wet season	GeoEngineers
1.9 Prime farmland			2			-2	3	-6	All of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
Geologic Hazards										
1.10 Steep slopes (greater than 40%)	2					2	3	6		GeoEngineers
1.11 Landslide	2					2	1	2		GeoEngineers
1.12 Erosion	2					2	2	4		GeoEngineers
1.13 Critical recharge areas	1					1	4	4	Mapped as Category II - Moderate area	GeoEngineers
1.14 Soil or groundwater contamination			-2			-2	3	-6	No CSCSL or LUST facilities noted for site. CSCSL identified for west-adjointing property	EHS Intl
Other Site Characteristics										
1.15 Historic or cultural resources (known or designated)	1					1	3	3	Archaeological survey required; building inventory (3) required.	NWAA
1.16 Site cost/budget	2					2	2	4	The seller has not indicated if a portion or only all of the property is available. If 50 acres are then the ratio is 98% of the budget allocation. We are assuming based on the owners letter that they are willing to sell a portion of the acreage being offered.	Heartland
1.17 Willing seller							2	4	None	Heartland
1.18 Presence of deed restrictions or easements	1					1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	1					1	2	2	Minor site preparation required to demolish existing farmhouse and farm buildings.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2					2	2	4	No overhead transmission lines or underground utilities are known to be present on the site.	EA Blumen
1.21 Buildable area	2					2	3	6	The site is 320 acres and is regular in shape.	EA Blumen
1.22 Other site constraints	1					1	4	4	Some potentially liquefiable soils locally present	All
2. SITE PROXIMITY										
2.1 Surrounding land use compatibility	1					1	2	2	Single family residential uses are located to the north and east of the site, a middle/high school is located to the southwest of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area			-2			-2	3	-6	Site is visible from adjacent school	EA Blumen
2.3 Compatibility with planned nearby development	2					2	1	2	No pending development applications for at risk facilities or other projects within 1/2 to 1 mile of the proposed sites.	AHBL
2.4 Visibility of site from surrounding area			-2			-2	1	-2	Site is visible from adjacent school and nearby residential uses.	EA Blumen

Site Letter: M
 Site Name: Winlock Site 1 (Winlock Industrial Park North)

	Site Ratings					Total Score	Comments	Lead
	2	1	-2	U				
	Preferred	Acceptable	Undesirable	Unacceptable	Raw Score	Weight		
2.5 Proximity to airports	2				2	1	Chehalis-Centralia Airport is located approximately 15 miles to the north of Winlock Industrial Park. Also, Ed Carlson Memorial Field is located approximately 8 miles to the east	EA Blumen
2.6 Adequate housing capacity for 300 new households	1				1	1		EA Blumen
2.7 Available labor pool within 30 minutes drive time			-2		-2	1		EA Blumen
2.8 Availability of support services	2				2	1		EA Blumen
2.9 Proximity to shooting range	2				2	1	Lewis County Sheriff uses a range in Chehalis, 20 miles from the site.	EA Blumen
3. SITE SERVICES								
Fire Flow								
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	5	Available fire flow is unknown. Water extension requires over 12,000 LF of 12", 2 new wells and elevated reservoir. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
Domestic Water								
3.2 Flow (gallons per day) available			-2		-2	5	City has stated that the water supply has capacity for reception center. Utility extension is needed similar to description in Item 3.1. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.3 Cost of connection to local water purveyors			-2		-2	3	No information provided. City website states \$2,500 for water connection. Unclear if the charge is a flat fee, per ERU, residential or commercial.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	Supplied information states that water system is in compliance.	AHBL
Sewer								
3.5 Location of point of connection			-2		-2	5	Sewer extension requires 4,600 LF of force main, pump station and 6,100 LF of gravity. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.6 Capacity and method of connection	1				1	3	May be able to gravity from site to planned sewer extension.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	Treatment plant has capacity for reception center.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	Supplied information states that water system is in compliance.	AHBL
Natural Gas								
3.9 location and capacity of nearest connection	1				1	4	PSE is purveyor. Capacity is unknown. Gas is within McCorkle Road on south side of site.	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1				1	2	1992 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater	1				1	3	No significant impediments	AHBL
3.13 Permanent stormwater treatment and disposal	1				1	4	No significant impediments	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2				2	5	Underground fiber optics are located on North Military extending to the northern boundary of the High School.	EA Blumen
3.15 Radio communication connectivity	1				1	2	A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.16 Cellular phone service	2				2	4		EA Blumen

Site Evaluation Criteria

Site Letter: M

Site Name: Winlock Site 1 (Winlock Industrial Park North)

Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable	U Unacceptable					
3.17 Availability of 3-phase electrical service at 3,500 kVA	1				1	5	5	City indicates that, "The load information that you have provided would likely require a transmission line extension and substation at the location. The substation would be located on site and thus your 3 phase power connection would be on site. The substation would be designed to handle any necessary loads for the facility. The cost to do the line extension and build the substation would be estimated at \$800,000 to \$1,000,000."	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2				2	3	6	Fire and EMS services provided by Lewis County Fire District 15. Available and willing to serve DOC facility. Response times estimated at 2-4 minutes for medical calls and 6-9 minutes for fire incident response.	EA Blumen
3.19 Outside law enforcement emergency response capacity			-2		-2	3	-6	Lewis County Sheriff's Department, located in Chehalis Washington. Assisted by Winlock Police Department. Both available and willing to support the proposed facility, 30 minute average response time - Lewis County Sheriff's Dept., depending on nature of incident.	EA Blumen
4. TRANSPORTATION									
4.1 Proximity/linkages to public transit			-2		-2	1	-2	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 1.4 mi	Heffron
4.2 Distance to bus or rail service		1			1	1	1	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 1.4 mi	Heffron
4.3 Access route ability to accommodate DOC buses	2				2	2	4	No intersection radii improvements identified.	Heffron
4.4 Alternate route to Interstate	2				2	3	6	All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	2				2	3	6	Site is less than one mile from I-5.	Heffron
4.6 Travel cost			-2		-2	4	-8	86.5 miles x \$5.85/mi = \$506.03	Heffron
4.7. Site access feasibility			-2		-2	4	-8	North site requires construction of new road to access SR 505	Heffron
5. LAND USE AND REGULATORY COMPLIANCE									
5.1 Comprehensive plan consistency				U	0	5	0	in Winlock's UGA; Lewis is a GMA planning County. Per an Interlocal Agreement with the County, the site would be permitting following Winlock Comprehensive Plan and Zoning Code. Land Use Designation is Industrial. Comprehensive Plan strongly encourages economic development/jobs but does not describe anything other than Industrial-type uses in the designation. Zoning designation is industrial and does not allow use.	AHBL
5.2 Land use approval process				U	0	3	0	Comprehensive Plan policy 3.3.6 Essential state and regional public facilities 1a) states: In the event that additional, essential state or regional facilities are identified, a plan amendment shall be required. A rezoning is required to Urban Public District. Winlock is a GMA planning jurisdiction with an annual amendment cycle.	AHBL
5.3 Site development standards	2				2	4	8	Maximum building height is 50 feet. Other standards are typical.	AHBL
5.4 Development impact fees	2				2	4	8	Winlock and Lewis County do not charge impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements			-2		-2	3	-6	Required per chapter 1.06 specific to development of industrial, residential and commercial zoned property. The section is silent on Urban Public District property. The UP Zoning regs state that the development standards of the C1 zone shall apply. Conclusion is frontage improvements are required per code. However, if the new arterial is constructed, frontage improvements may not be required to Military Road.	AHBL
6. SUSTAINABILITY									

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: M

Site Name: Winlock Site 1 (Winlock Industrial Park North)

	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
6.1 Potential for non-potable water			-2	Unacceptable	-2	2	-4	Available at treatment plant. Would need to extend from treatment plant to site.	AHBL
6.2 Stormwater infiltration facilities			-2	Unacceptable	-2	4	-8	Potential for infiltration is low. Silty soils in area with likely groundwater challenges.	AHBL
6.3 Re-use of on-site materials (soil and rock)		1		Acceptable	1	2	2	Dry weather reuse only	GeoEngineers
6.4 Suitability of ground source heat pump systems		2		Preferred	2	1	2		GeoEngineers
7. COMMUNITY ACCEPTANCE									
7.1 Commitment from local officials		2		Preferred	2	4	8		Norton Arnold
7.2 Demonstration of broad local support		2		Preferred	2	4	8		Norton Arnold
7.3 Existence of local agency public outreach plan		1		Acceptable	1	3	3	City of Winlock: needs public involvement assistance	Norton Arnold
							140		

DRAFT
09/27/11

Site Evaluation Criteria

Site Letter: N

Site Name: Winlock Site 2 (Winlock Industrial Park South)

	Site Ratings					Total Score	Comments	Lead	
	2	1	-2	U	Unacceptable				
	Preferred	Acceptable	Undesirable	Unacceptable	Raw Score	Weight			
1. SITE CHARACTERISTICS									
Natural Environment Features									
1.1 Wetlands and streams	2				2	4	8	Based on wetland and stream information provided by the applicant.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8		AHBL
1.3 Threatened, endangered, or protected plant species	1				1	4	4	Listed on Washington Natural Heritage website.	AHBL
1.4 Floodplain	2				2	5	10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2				2	3	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography	2				2	2	4	Some shallow soft soils may need excavation/replacement; potentially liquefiable soils locally present.	GeoEngineers
1.7 Geology (soils and bedrock)	1				1	3	3	Perched GW during wet season	GeoEngineers
1.8 Groundwater	2				2	2	4	All of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology	GeoEngineers
1.9 Prime farmland			-2		-2	3	-6		GeoEngineers
Geologic Hazards									
1.10 Steep slopes (greater than 40%)	2				2	3	6		GeoEngineers
1.11 Landslide	2				2	1	2		GeoEngineers
1.12 Erosion	1				1	2	2		GeoEngineers
1.13 Critical recharge areas	1				1	4	4	Mapped as Category II - Moderate area	GeoEngineers
1.14 Soil or groundwater contamination			-2		-2	3	-6	No CSCSL or LUST facilities noted for site. CSCSL identified for west-adjointing property	EHS Intl
Other Site Characteristics									
1.15 Historic or cultural resources (known or designated)	1				1	3	3	Archaeological survey required; building inventory (10) required.	NWAA
1.16 Site cost/budget	1				1	2	2	The seller has not indicated if a portion or only all of the property is available. If 50 acres are then the ratio is 98% of the budget allocation. We are assuming based on the owners letter that they are willing to sell a portion of the acreage being offered; however at 40 acres the ratio is still over 20%.	Heartland
1.17 Willing seller	2				2	2	4	Letter indicates the seller is open to a reduction of land price.	Heartland
1.18 Presence of deed restrictions or easements	1				1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	1				1	2	2	Minor site preparation required to demolish existing farmhouse and farm buildings.	AHBL
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	4	Currently, the Mickelson farmhouse and dairy are supplied by overhead 3-phase electrical lines from North Military.	EA Blumen
1.21 Buildable area	2				2	3	6	The site is 260 contiguous acres and is regular in shape.	EA Blumen
1.22 Other site constraints	2				2	4	8	Some potentially liquefiable soils locally present	All
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility	1				1	2	2	Single family residential is located to the southwest and south of the site. A middle/high school is located to the northwest of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area			-2		-2	3	-6	Site is visible from adjacent school	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	No pending development applications for at risk facilities or other development within 1/2 to 1 mile of the proposed sites.	AHBL
2.4 Visibility of site from surrounding area			-2		-2	1	-2	Site is visible from nearby residential uses and adjacent school.	EA Blumen
2.5 Proximity to airports	2				2	1	2	Chehalis-Centralia Airport is located approximately 15 miles to the north of Winlock Industrial Park. Also, Ed Carlson Memorial Field is located approximately 8 miles to the east.	EA Blumen

Site Name: Winlock Site 2 (Winlock Industrial Park South)

Item	Site Ratings				Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable	U Unacceptable			
2.6 Adequate housing capacity for 300 new households	1				1		EA Blumen
2.7 Available labor pool within 30 minutes drive time			-2		-2		EA Blumen
2.8 Availability of support services	2				2		EA Blumen
2.9 Proximity to shooting range	2				2	Lewis County Sheriff uses a range in Chehalis, 20 miles from the site.	EA Blumen
3. SITE SERVICES							
Fire Flow							
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	Available fire flow is unknown. Water extension requires over 12,000 LF of 12", 2 new wells and elevated reservoir. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
Domestic Water							
3.2 Flow (gallons per day) available			-2		-2	City has stated that the water supply has capacity for reception center. Utility extension is needed similar to description in Item 3.1. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.3 Cost of connection to local water purveyors			2		2	No information provided. City website states \$2,500 for water connection. Unclear if the -6 charge is a flat fee, per ERU, residential or commercial.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	Supplied information states that water system is in compliance.	AHBL
Sewer							
3.5 Location of point of connection			2		-2	Sewer extension requires 4,600 LF of force main, pump station and 6,100 LF of gravity. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.6 Capacity and method of connection	1				1	3 May be able to gravity from site to sewer extension to site.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5 Treatment plant has capacity for reception center.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5 Supplied information states that water system is in compliance.	AHBL
Natural Gas							
3.9 Location and capacity of nearest connection	1				1	4 PSE is purveyor. Gas is within McCorkle Road, north of site. Capacity is unknown.	AHBL
Stormwater Management							
3.10 Jurisdictional design criteria	1				1	2 1992 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2 4 Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater	1				1	3 No impediments	AHBL
3.13 Permanent stormwater treatment and disposal	1				1	4 No impediments	AHBL
Other Essential Services							
3.14 Communications infrastructure capacity	2				2	5 Underground fiber optics are located on North Military extending to the northern boundary of the High School. A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.15 Radio communication connectivity	1				1	2	EA Blumen
3.16 Cellular phone service	2				2	4	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	1				1	5 City indicates that, "The load information that you have provided would likely require a transmission line extension and substation at the location. The substation would be located on site and thus your 3 phase power connection would be on site. The substation would be designed to handle any necessary loads for the facility. The cost to do the line extension and build the substation would be estimated at \$800,000 to \$1,000,000."	EA Blumen (MW)

Site Evaluation Criteria

Site Letter: N

Site Name: Winlock Site 2 (Winlock Industrial Park South)

Site Ratings	Site Ratings			U	Raw Score	Weight	Total Score	Comments	Lead
	2 Preferred	1 Acceptable	-2 Undesirable						
3.18 Outside fire and emergency medical service capacity	2				2	3	6	Fire and EMS services provided by Lewis County Fire District 15. Available and willing to serve DOC facility. Response times estimated at 2-4 minutes for medical calls, and 6-9 minutes for fire incident response.	EA Blumen
3.19 Outside law enforcement emergency response capacity			-2		-2	3	-6	Lewis County Sheriff's Department, located in Chehalis Washington. Assisted by Winlock Police Department. Both available and willing to support the proposed facility. 30 minute average response time - Lewis County Sheriff's Dept., depending on nature of incident.	EA Blumen
4. TRANSPORTATION									
4.1 Proximity/linkages to public transit		1			1	1	1	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 0.4 mi	Heffron
4.2 Distance to bus or rail service	2				2	1	2	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 0.4 mi	Heffron
4.3 Access route ability to accommodate DOC buses	2				2	2	4	No intersection radii improvements identified.	Heffron
4.4 Alternate route to Interstate	2				2	3	6	All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	2				2	3	6	Site is less than one mile from I-5	Heffron
4.6 Travel cost			-2		-2	4	-8	86.5 miles x \$5.85/mi = \$506.03	Heffron
4.7 Site access feasibility		1			1	4	4	South site has frontage on SR 505 that could be used for direct access.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE									
5.1 Comprehensive plan consistency				U	0	5	0	In Winlock's UGA; Lewis is a GMA planning County. Per an Interlocal Agreement with the County, the site would be permitted following Winlock Comprehensive Plan and Zoning Code. Land Use Designation is industrial with a small area in the SE corner designated Commercial. Winlock Comprehensive Plan strongly encourages economic development/jobs but does not describe anything other than Industrial or Commercial-type uses in the designations. Current Light Industrial and Commercial (C-2) zoning does not allow use.	AHBL
5.2 Land use approval process					0	3	0	Comprehensive Plan policy 3.3.6 Essential state and regional public facilities 1a) states: In the event that additional, essential state or regional facilities are identified, a plan amendment shall be required. A rezone is required to Urban Public District followed by a Conditional Use Permit.	AHBL
5.3 Site development standards	2				2	4	8	Maximum building height is 50 feet. Other standards are typical.	AHBL
5.4 Development impact fees	2				2	4	8	Winlock and Lewis County do not charge impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements								Required per chapter 1.06 specific to development of industrial, residential and commercial zoned property. The section is silent on Urban Public District property. The UP Zoning regs state that the development standards of the C1 zone shall apply. Conclusion is frontage improvements are required per code. However, if the new arterial is constructed by the County, frontage improvements may not be required to Military Road.	AHBL
6. SUSTAINABILITY									
6.1 Potential for non-potable water			-2		-2	2	-4	Available at treatment plant. Would need to extend from treatment plant to site.	AHBL
6.2 Stormwater infiltration facilities								GeoEngineers Note: perched GW during wet season and low permeability soils	
6.3 Re-use of on-site materials (soil and rock)			-2		-2	4	-8	AHBL Note: Potential for infiltration is low. Silty soils in area with likely groundwater challenges.	AHBL
	1				1	2	2	Dry weather reuse only	GeoEngineers

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: N

Site Name: Winlock Site 2 (Winlock Industrial Park South)

	Site Ratings				Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U						
6.4 Suitability of ground source heat pump systems	2				2	1	2		GeoEngineers	
7. COMMUNITY ACCEPTANCE										
7.1 Commitment from local officials	2				2	4	8		Norton Arnold	
7.2 Demonstration of broad local support	2				2	4	8		Norton Arnold	
7.3 Existence of local agency public outreach plan		1			1	3	3	City of Winlock: needs public involvement assistance	Norton Arnold	
							158			

DRAFT
09/27/11

1. SITE CHARACTERISTICS	Site Ratings					Total Score	Comments	Lead
	Preferred	Acceptable	Undesirable	Unacceptable	Raw Score			
Natural Environment Features								
1.1 Wetlands and streams	2				2	4	8	If located appropriately on the .131 acre site. AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8	Adjacent Covitz Wildlife Management Area no impacts proposed. AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	8	Not listed on Washington Natural Heritage website. AHBL
1.4 Floodplain	2				2	5	10	Floodplain outside of the preferred site location. Floodplain impacts not anticipated. AHBL
1.5 Designated shorelines	2				2	3	6	No designated shoreline in preferred site location. AHBL
1.6 Site grades and topography	2				2	2	4	GeoEngineers
1.7 Geology (soils and bedrock)	1				-2	2	-4	Excavation/replacement of soft soils or pile foundations may be needed GeoEngineers
1.8 Groundwater					-2	3	-6	All of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology GeoEngineers
1.9 Prime farmland					-2	3	-6	GeoEngineers
Geologic Hazards								
1.10 Steep slopes (greater than 40%)	2				2	3	6	GeoEngineers
1.11 Landslide	2				2	1	2	GeoEngineers
1.12 Erosion	2				2	2	4	GeoEngineers
1.13 Critical recharge areas	1				-2	3	-6	CSCSL facility on-site. Adjoining CSCSL facility noted. EHS Intl
1.14 Soil or groundwater contamination					-2	3	-6	GeoEngineers
Other Site Characteristics								
1.15 Historic or cultural resources (known or designated)	1				1	3	3	Archaeological survey required; building inventory (5) required. NWAAs
1.16 Site cost/budget	1				1	2	2	None Heartland
1.17 Willing seller	2				2	2	4	Hampton Drying Co is interested; however they will require time to relocate a log scaling yard. The application notes that prior to the current economic concerns Hampton was asking \$1m for the property, but are willing to accept less today. Heartland
1.18 Presence of deed restrictions or easements	1				1	4	4	No title commitment report provided. Heartland
1.19 Pre-existing development					-2	2	-4	Significant site preparation likely due to prior industrial use of the site (including veneer plant.) EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines								Overhead transmission lines present onsite; it is unknown if they are active. Underground utilities present onsite that serve the existing and former uses. Owner stated location of underground utilities is unknown. EA Blumen
1.21 Buildable area	2				-2	2	-4	The site is 31.6 acres and is regular in shape. EA Blumen
1.22 Other site constraints					-2	4	-8	Moderate to high liquefaction potential All
2. SITE PROXIMITY								
2.1 Surrounding land use compatibility					-2	2	-4	Rural residential uses located directly adjacent to the eastern boundary of the site. EA Blumen
2.2 Risk potential activities/facilities located in the area	2				2	3	6	None known to be located in the vicinity of the site. EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	No pending development activity within one mile. AHBL
2.4 Visibility of site from surrounding area					-2	1	-2	Site is visible from adjacent rural residential uses. EA Blumen
2.5 Proximity to airports	1				1	1	1	Strom Field located approximately 2 miles to NW. This is a very small, publicly accessible airport; one 1800 ft long, 40 ft wide runway. Next closest larger airport is Chehalis Centralia Airport - approximately 45 miles to the west. EA Blumen
2.6 Adequate housing capacity for 300 new households	1				1	1	1	EA Blumen

Site Evaluation Criteria

Site Letter: O

Site Name: Morton Site 2 (Hampton Drying Co)

Criteria	Site Ratings				Total Score	Weight	Comments	Lead
	2	1	-2	U				
2.7 Available labor pool within 30 minutes drive time			-2		-2	1		EA Blumen
2.8 Availability of support services	2				2	1		EA Blumen
2.9 Proximity to shooting range		1			1	1	The closest law enforcement designated range is 43 miles from the site (Cowlitz Gun Club).	EA Blumen
3. SITE SERVICES								
Fire Flow								
3.1 Fire Flow (GPM) and residual pressure (psi)			-2		-2	5	Available fire hydrant flow is unknown. Information submitted states two existing water tanks of 350,000 gallons each which exceed the needed volume for fire flow storage. Observed onsite -10 hydrants. May need improvements to fire pump if the 400 gpm pump as stated is correct.	AHBL
Domestic Water								
3.2 Flow (gallons per day) available			U		0	5	Capacity of wells and Connelly Creek is not sufficient for the Reception Center. Will need additional water sources. Existing small domestic service for the site. City mains are at least 1/2 mile away.	AHBL
3.3 Cost of connection to local water purveyors			-2		-2	3	-6 Per conversation with Pat Hart on 03/07/11, sewer would have to be extended roughly 14,780 LF.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10 No information supplied. Assumed to be in compliance.	AHBL
Sewer								
3.5 Location of point of connection			-2		-2	5	-10 Sewer connection is more than 1 mile away.	AHBL
3.6 Capacity and method of connection			-2		-2	3	-6 Due to distance it would most likely require pumping in addition to gravity.	AHBL
3.7 Capacity of sewer treatment facility	1				1	5	Submitted information states that treatment plant is operating at 1/2 capacity. The NPDES permit (WA002265-9) states the design capacity is 0.296 MGD. Therefore, available capacity is 0.148 MGD which exceeds the 0.092 MGD needed for the Reception Center. City is looking at upgrading facilities but nothing official yet. The NPDES permit lists several violations that must be addressed before expanding.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements			-2		-2	5	-10 Several violations listed in NPDES Permit	AHBL
Natural Gas								
3.9 Location and capacity of nearest connection			-2		-2	4	-8 No natural gas in Morton area.	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1				1	2	2 2005 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	4 Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater		1			1	3	3 Nothing on site would prevent management of construction stormwater.	AHBL
3.13 Permanent stormwater treatment and disposal		1			1	4	4 Nothing on site would prevent treatment and disposal of stormwater.	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2				2	5	10 Fiber optic is available in the vicinity of the site per the City.	EA Blumen
3.15 Radio communication connectivity		1			1	2	A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.16 Cellular phone service	2				2	4	8	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	10 Overhead lines provide power to the site from Lewis County PUD. The City has indicated that providing service to the site is not an issue.	EA Blumen (MW)

Site Ratings	Site Ratings			Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2					
3.18 Outside fire and emergency medical service capacity	1			1	3	3	Morton Fire Department is a volunteer organization that is available. 5 to 15 minute response time. DOC facility could trigger need for more equipment and personnel. EMS provider on paid standby with Fire Department, estimated response time, 10 minutes.	EA Blumen
3.19 Outside law enforcement emergency response capacity	1			1	3	3	Lewis County Sheriff's Department has jurisdiction over site area and is available and willing. Multiple offices in proximity to site: Randle Office, 15-20 minutes; Elbe area Office, 22 minutes; Chelalis Office, 40-45 minutes. Site could also be annexed into Morton UGA or Morton City limits, to allow expansion of the Morton Police Dept, which is available and willing, and would have a 1-2 to 3 min. response time.	EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit	-2			-2	1	-2	Lewis Mountain Highway Transit's Morton stop is 3.4 miles away at Chevron Station	Heffron
4.2 Distance to bus or rail service	-2			-2	1	-2	Lewis Mountain Highway Transit's Morton stop is 3.4 miles away at Chevron Station	Heffron
4.3 Access route ability to accommodate DOC buses	2			2	2	4	Route is along designated roads frequented by large trucks.	Heffron
4.4 Alternate route to Interstate	2			2	3	6	90% of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access	-2			-2	3	-6	Neither route (SR 7 to SR 12 or SR 7 to SR 507) has substantial segments with four lanes.	Heffron
4.6 Travel cost	1			1	4	4	74.6 miles x \$5.85/mile = \$436.41. NOTE: this route is via SR 7 N and SR 161 N, not I-5. (I-5 route = \$436.41)	Heffron
4.7 Site access feasibility	1			1	4	4	Frontage on Priest Rd could be used for multiple direct access points.	Heffron
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency				U	0	0	Not in the UGA; Lewis is a GMA planning county. Land Use Designation is split, part RDD-20 (residential), part LAMRID. Zoning is split, part RDD-20 and part RAI. Not consistent with proposed use.	AHBL
5.2 Land use approval process				U	0	0	Lewis County requires a Comprehensive Plan Amendment, rezone and master plan approval for all essential public facilities in the rural area of the county. Incorporating the property into the UGA likewise requires a Comprehensive Plan Amendment, which is limited to an annual cycle/schedule.	AHBL
5.3 Site development standards	2			2	4	8	Height limit is 50 feet in RDD-20 and 40 feet in RAI.	AHBL
5.4 Development impact fees	2			2	4	8	Lewis County does not charge development impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements	2			2	3	6	There are no frontage improvement requirements stipulated in Lewis County code.	AHBL
6. SUSTAINABILITY								
6.1 Potential for non-potable water	1			1	2	2	Not available.	AHBL
6.2 Stormwater infiltration facilities							GeoEngineers Note: shallow seasonal GW within most of site; low permeability soils	AHBL
6.3 Re-use of on-site materials (soil and rock)	1			-2	4	-8	AHBL Note: Bottom Land soils generally low permeability. Possible groundwater challenges.	AHBL
6.4 Suitability of ground source heat pump systems	2			1	2	2	Dry weather reuse only (E. half); organic soils in W. half	GeoEngineers
7. COMMUNITY ACCEPTANCE								
7.1 Commitment from local officials	2			2	4	8	Bedrock may be less than 250 feet deep	GeoEngineers
7.2 Demonstration of broad local support	2			2	4	8		Norton Arnold
7.3 Existence of local agency public outreach plan	1			1	3	3	City of Morton: needs public involvement assistance	Norton Arnold
							116	

Site Evaluation Criteria

Site Letter: P

Site Name: Lewis County

	Site Ratings				Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U						
1. SITE CHARACTERISTICS										
Natural Environment Features										
1.1 Wetlands and streams				U	0	4	0	0	Unreasonable wetland impacts for site access and development.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas				U	0	4	0	0	Unreasonable stream/channel impacts to access and develop site.	AHBL
1.3 Threatened, endangered, or protected plant species		1			1	4	4	4	Listed on the Washington National Heritage database. Oregon White Oak habitat onsite protected habitat.	AHBL
1.4 Floodplain	2				2	5	10	10	No floodplain onsite.	AHBL
1.5 Designated shorelines	2				2	3	6	6	No designated shoreline onsite.	AHBL
1.6 Site grades and topography		1			1	2	2	2	Some soft soils may need excavation/replacement; potentially liquefiable soils locally present.	GeoEngineers
1.7 Geology (soils and bedrock)		1			1	3	3	3	Perched GW during wet season.	GeoEngineers
1.8 Groundwater	2				2	2	4	4	Much of site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology (about 40% of site must be drained to meet this classification).	GeoEngineers
1.9 Prime farmland			-2		-2	3	-6	-6		GeoEngineers
Geologic Hazards										
1.10 Steep slopes (greater than 40%)	2				2	3	6	6		GeoEngineers
1.11 Landslide		1			1	1	1	1	West edge of site mapped within landslide area.	GeoEngineers
1.12 Erosion		1			1	2	2	2		GeoEngineers
1.13 Critical recharge areas		1			1	4	4	4	Mapped as Category III (Slight) area.	GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	6	6	No CCSL or LUST facilities noted for site or adjoining properties.	EHS Intl
Other Site Characteristics										
1.15 Historic or cultural resources (known or designated)	2				2	3	6	6	Archaeological survey required.	NWAA
1.16 Site cost/budget	2				2	2	4	4	None	Heartland
1.17 Willing seller	2				2	2	4	4	None	Heartland
1.18 Presence of deed restrictions or easements		1			1	4	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	2				2	2	4	4	No pre-existing development present onsite.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	2				2	2	4	4	No overhead transmission lines or underground pipelines are known to be present onsite.	EA Blumen
1.21 Buildable area	2				2	3	6	6	The site is 88.9-acres and is regular in shape.	EA Blumen
1.22 Other site constraints		1			1	4	4	4	Some potentially liquefiable soils locally present	All
2. SITE PROXIMITY										
2.1 Surrounding land use compatibility		1			1	2	2	2	Residential uses are located to the immediate south of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area	2				2	3	6	6	No pending applications for at-risk facilities within one mile. Staff are not aware of any other pending development applications.	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	2	Site is buffered from adjacent SFR uses by topography and vegetation.	AHBL
2.4 Visibility of site from surrounding area	2				2	1	2	2		EA Blumen

Site Evaluation Criteria

Site Letter: P

Site Name: Lewis County

	Site Ratings				Unacceptable	Raw Score	Weight	Total Score	Comments	Lead
	2	1	-1	-2						
2.5 Proximity to airports	2					2	1	2	Toledo-Winlock Airport located about 4 miles to the east. This is a small public airport with 2 runways. Next closest larger airport Chehalis Centralia Airport, 15-20 miles north.	EA Blumen
2.6 Adequate housing capacity for 300 new households		1				1	1	1		EA Blumen
2.7 Available labor pool within 30 minutes drive time			-2			-2	1	-2		EA Blumen
2.8 Availability of support services	2					2	1	2		EA Blumen
2.9 Proximity to shooting range	2					2	1	2	Lewis County Sheriff uses a range in Chehalis, less than 30 miles from the site.	EA Blumen
3. SITE SERVICES										
Fire Flow										
3.1 Fire Flow (GPM) and residual pressure (psi)			-2			-2	5	-10	Water extension requires over 12,000 LF of 12". Possible extension from Knowles Rd, through site to Military Rd. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
Domestic Water										
3.2 Flow (gallons per day) available			-2			-2	5	-10	Water supply has capacity and extension is needed. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.3 Cost of connection to local water purveyors			-2			-2	3	-6	Information is not available due to the ongoing process of establishing a new utility district to include City of Toledo, Winlock and Vader.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2					2	5	10	Assumed that purveyor is in compliance.	AHBL
Sewer										
3.5 Location of point of connection			-2			-2	5	-10	Sewer extension requires nearly 5,000 LF of force main, pump station to Hwy 505 and several hundred feet of gravity to Knowles Road. Sub Area Plan is to be adopted in 2011. Financing for improvements is unknown.	AHBL
3.6 Capacity and method of connection	1					1	3	3	Should be able to gravity from site to needed sewer extension.	AHBL
3.7 Capacity of sewer treatment facility	2					2	5	10	Treatment plant has capacity for reception center. Assumed that purveyors system and needed improvements will comply with current regs.	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2					2	5	10		AHBL
Natural Gas										
3.9 Location and capacity of nearest connection	1					1	4	4	PSE is purveyor. Location and capacity is unknown.	AHBL
Stormwater Management										
3.10 Jurisdictional design criteria	1					1	2	2	2005 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2					2	4	4	Lewis County is included in the Phase 1 NPDES. Compliance is unknown.	AHBL
3.12 Construction stormwater			-2			-2	3	-6	Wetlands, high groundwater, onsite stream	AHBL
3.13 Permanent stormwater treatment and disposal			-2			-2	4	-8	Wetlands, high groundwater, onsite stream	AHBL

Site Evaluation Criteria

Site Letter: P

Site Name: Lewis County

Other Essential Services	Site Ratings					Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U	Unacceptable					
3.14 Communications infrastructure capacity	2					2	5	10	The County indicated that fiber optic is available in the north portion of Knowles road currently and would most likely be available to the DOC site.	EA Blumen
3.15 Radio communication connectivity		1				1	2	2	A review of current facility coverage maps indicates that this site will have local communications, with little or no impact to adjacent systems and provide limited radio coverage on adjacent roadways.	EA Blumen
3.16 Cellular phone service	2					2	4	8	The loads specified would likely require a transmission line extension and substation located directly at the facility. The substation would be sized to handle the required load. The estimated cost for the transmission line extension and substation build would be \$800,000 to \$1,000,000.	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 KVA		1				1	5	5	Fire and EMS provided by Lewis County Fire District substation; City of Winlock Fire Station and Toledo Fire Department. Typical response times are less than 15 minutes for any of the area providers.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity		1				1	3	3	Lewis County Sheriff, with substation at Winlock High School- Typical response times would be from 5 to 10 minutes, according to Lewis County Commissioners letter. Lewis County Sheriff stated average response time, 30 minutes for Winlock sites (assume similar response time to Lewis County site)	EA Blumen
4. TRANSPORTATION										
4.1 Proximity/linkages to public transit			-2			-2	1	-2	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 1.7 mi	Heffron
4.2 Distance to bus or rail service		1				1	1	1	CAP operates Longview to Tumwater van route with stop at I-5 Exit 63 Chevron - 1.7 mi	Heffron
4.3 Access route ability to accommodate DOC buses		1				1	2	2	SR 505 / Knowles Road Intersection may require turn radius improvement	Heffron
4.4 Alternate route to Interstate	2					2	3	6	All of travel route to I-5 appears to have alternative.	Heffron
4.5 Local access			-2			-2	3	-6	Site is 1.7 miles from I-5; none of route has four lanes.	Heffron
4.6 Travel cost			-2			-2	4	-8	87.4 miles x \$5.85/mi = \$511.29	Heffron
4.7 Site access feasibility		1				1	4	4	Frontage on Knowles Road could be used for multiple direct access points.	Heffron

Site Evaluation Criteria

Site Letter: P

Site Name: **Lewis County**

Site Ratings	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead	
	2	1	-2	U						
5. LAND USE AND REGULATORY COMPLIANCE										
				U	0	5	0	Outside the UGA. Lewis is a GMA planning county. Land Use Designation is RDD, consistent with the zone, which allows this use following the EPF process (see below). Other rural areas in the County are designated for more urban intensity. The Draft Subarea Plan does not highlight the area as targeted for growth or more intensive urban development. The County has an EPF Element.	AHBL	
			U		0	3	0	Chapter 17.42, Table 2 lists EPFs as allowed in the RDD-20 zone following the EPF siting process. The EPF siting process in rural areas of Lewis County require a Comprehensive Plan Amendment, Rezone and Master Plan Approval.	AHBL	
	2				2	4	8	Height is 50 feet for commercial projects, but 35 feet when abutting (or within 50 feet of) a residential zone. Industrial height limit is 50 feet plus one foot for each foot from the property line.	AHBL	
	2				2	4	8	Lewis County does not charge impact fees.	AHBL	
	2				2	3	6	There are no frontage improvement requirements stipulated in Lewis County code.	AHBL	
6. SUSTAINABILITY										
				-2	-2	2	-4	Not available.	AHBL	
								GeoEngineers Note: Perched GW during wet season and low permeability soils Potential for infiltration is low. Low permeability soils in area and likely groundwater challenges.	AHBL	
				-2	-2	4	-8	Dry weather reuse only	GeoEngineers	
				1	2	1	2		GeoEngineers	
7. COMMUNITY ACCEPTANCE										
	2				2	4	8		Norton Arnold	
	1				1	4	4		Norton Arnold	
	1				1	3	3	Needs public involvement assistance	Norton Arnold	
							145			

Site Evaluation Criteria

Site Letter: Q

Site Name: Castle Rock Site (2542 Larson Lane)

Criteria	Site Ratings				Raw Score	Weight	Total Score	Comments	Lead
	2	1	-2	U					
1. SITE CHARACTERISTICS									
Natural Environment Features									
1.1 Wetlands and streams			U		0	4	0	Unacceptable wetland impact to access and construct facility.	AHBL
1.2 Fish and Wildlife Habitat Conservation Areas	2				2	4	8		AHBL
1.3 Threatened, endangered, or protected plant species	2				2	4	8	Not listed on Washington National Heritage website.	AHBL
1.4 Floodplain			-2		-2	5	-10	Shoreline onsite but not in potential construction area. Utility extension may require shoreline permit.	AHBL
1.5 Designated shorelines	1				1	3	3		AHBL
1.6 Site grades and topography	2				2	2	4		GeoEngineers
1.7 Geology (soils and bedrock)			-2		-2	3	-6	Soft soils and liquefiable soils present	GeoEngineers
1.8 Groundwater			-2		-2	2	-4		GeoEngineers
1.9 Prime farmland			-2		-2	3	-6	All of the site is classified as Prime Farmland Soils based on NRCS soil types per the Washington Department of Ecology.	GeoEngineers
Geologic Hazards									
1.10 Steep slopes (greater than 40%)	2				2	3	6		GeoEngineers
1.11 Landslide	2				2	1	2		GeoEngineers
1.12 Erosion	1				1	2	2		GeoEngineers
1.13 Critical recharge areas	1				1	4	4	Classified as Moderate to Severe by Cowlitz Co.	GeoEngineers
1.14 Soil or groundwater contamination	2				2	3	6	No CSCSL or LUST facilities found for site or adjoining properties	EHS Intl
Other Site Characteristics									
1.15 Historic or cultural resources (known or designated)			-2		-2	3	-6	Archaeologically sensitive area; building inventory (5) required.	NWAA
1.16 Site cost/budget	1				1	2	2	This property is currently listed for \$2.5m. We have assumed, due to its length of time on the market, that the property could be acquired for around \$2m.	Heartland
1.17 Willing seller	2				2	2	4	None	Heartland
1.18 Presence of deed restrictions or easements	1				1	4	4	No title commitment report provided	Heartland
1.19 Pre-existing development	1				1	2	2	Minor site preparation required to demolish existing house and farm buildings.	EA Blumen
1.20 Presence of overhead transmission lines/underground pipelines	1				1	2	2	No overhead transmission lines present onsite. Minor underground utilities onsite that provide service to existing farm and farm buildings.	EA Blumen
1.21 Buildable area	2				2	3	6	The site is 104 acres and is regular in shape.	EA Blumen
1.22 Other site constraints			-2		-2	4	-8	Moderate to high liquefaction potential	All
2. SITE PROXIMITY									
2.1 Surrounding land use compatibility	1				1	2	2	Rural residential uses are located to the northwest of the site.	EA Blumen
2.2 Risk potential activities/facilities located in the area			-2		-2	3	-6	Two churches adjacent to site: The Rock Church and Cowlitz Valley Christian Center, appear to be within line of sight	EA Blumen
2.3 Compatibility with planned nearby development	2				2	1	2	No pending development applications within one mile.	AHBL
2.4 Visibility of site from surrounding area			-2		-2	1	-2	Site is visible from adjacent rural residential uses.	EA Blumen
2.5 Proximity to airports	2				2	2	2	Keiso-Longview Airport is closest to the site; located about 10 miles to the south	EA Blumen
2.6 Adequate housing capacity for 300 new households					1	1	1		EA Blumen
2.7 Available labor pool within 30 minutes drive time					1	1	1		EA Blumen
2.8 Availability of support services	2				2	1	2		EA Blumen

Criteria	Site Ratings					Total Score	Comments	Lead
	Preferred	Acceptable	Undesirable	Unacceptable	Weight			
2.9 Proximity to shooting range	2				2	2	Cowlitz Co Sheriff's Dept has a law enforcement designated range (Crystal Pool) within 15 miles of the site in Kelso.	EA Blumen
3. SITE SERVICES								
Fire Flow								
3.1 Fire Flow (GPM) and residual pressure (psi)							Need to extend 12" main to reservoir (5,000 LF) which is in city capital improvement plan. Financing not currently available. Would also need to upsize main in Larson Lane.	AHBL
Domestic Water								
3.2 Flow (gallons per day) available	2				2	5	10 City has capacity and 8" (Larsen Ln.) can supply.	AHBL
3.3 Cost of connection to local water purveyors		1			1	3	3 Estimated charge of \$425K.	AHBL
3.4 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10 Assumed to be compliance with regs.	AHBL
Sewer								
3.5 Location of point of connection			-2		-2	5	-10 Need to extend FM over 2,000 LF.	AHBL
3.6 Capacity and method of connection			-2		-2	3	-6 Will need to pump onsite.	AHBL
3.7 Capacity of sewer treatment facility	2				2	5	10 Treatment plant has capacity	AHBL
3.8 Compliance with WA DOE and Health Dept. regulatory requirements	2				2	5	10 Assumed to be compliance with regs.	AHBL
Natural Gas								
3.9 Location and capacity of nearest connection	2				2	4	8 Cascade Natural Gas is purveyor. Capacity and location of existing 4" is unknown and assumed that utility can be extended.	AHBL
Stormwater Management								
3.10 Jurisdictional design criteria	1				1	2	2 1992 DOE	AHBL
3.11 Jurisdiction compliance with NPDES	2				2	2	4 Not yet required to comply with Phase 2 NPDES.	AHBL
3.12 Construction stormwater		1			1	3	3 Potential challenges with wetlands and ground water.	AHBL
3.13 Permanent stormwater treatment and disposal		1			1	4	4 Site is within Flood Plain Zone AE. Fill within AE requires compensatory storage. Wetlands	AHBL
Other Essential Services								
3.14 Communications infrastructure capacity	2				2	5	10 Capacity is available near the site. Frequencies may be used in conventional/trunked modes. Clark County Regional Communications and Oregon state 800 MHz Systems are located on both Oregon and Washington hilltop sites in this region and use of WADOC system may cause interference that could result in operational limitations.	EA Blumen
3.15 Radio communication connectivity		1			1	2	2	EA Blumen
3.16 Cellular phone service	2				2	4	8	EA Blumen
3.17 Availability of 3-phase electrical service at 3,500 kVA	2				2	5	10 3 phase electrical service available at the site and capacity available.	EA Blumen (MW)
3.18 Outside fire and emergency medical service capacity	2				2	3	6 Fire protection and advanced and basic life support services provided by Cowlitz County Fire District 6. Available and willing to serve DOC facility. Estimated response time, approx. 6 minutes	EA Blumen
3.19 Outside law enforcement emergency response capacity	2				2	3	6 City of Castle Rock Police Department are available and willing. Average response time, 3 minutes.	EA Blumen
4. TRANSPORTATION								
4.1 Proximity/linkages to public transit			-2		-2	1	-2 CAP provides transit service to Castle Rock at Select Market and Park-and-Ride ~1.5 mi	Heffron
4.2 Distance to bus or rail service	1				1	1	1 Greyhound Bus Station, CAP route, Castle Rock P&R within 3 miles of site.	Heffron
4.3 Access route ability to accommodate DOC buses		1			1	2	2 If access is provided via Larsen Ln, Larsen/Huntington intersection likely needs impvs.	Heffron
4.4 Alternate route to Interstate		1			1	3	3 Between 50% and 75% of route to I-5 has alternate (depending on access location)	Heffron

Washington Department of Corrections: Westside Reception Center

Evaluator: Consolidated Team Responses

Site Evaluation Criteria

Site Letter: Q

Site Name: Castle Rock Site (2542 Larson Lane)

	Site Ratings				U	Total Score	Comments	Lead
	2	1	-2	Undesirable				
4.5 Local access	2					6	Site is less than 1 mile from I-5	Heffron
4.6 Travel cost			-2			-8	10.2 miles x \$5.85/mi = \$596.70	Heffron
4.7 Site access feasibility			-2			-2	Huntington challenged by grade and sight-distance, Larsen is narrow residential. access	Heffron
5. LAND USE AND REGULATORY COMPLIANCE								
5.1 Comprehensive plan consistency			-2			-2	Located in the City limits, not a GMA planning jurisdiction. The Land Use Designation is split, mostly Industrial with a small portion Commercial in the NW corner. Comprehensive Plan is focused on residential, commercial, and industrial uses. Commercial/Industrial Policy #2: Vacant sites classified for Industrial Use by the land use map should not be encroached upon by incompatible non-industrial use. A Comprehensive Plan Amendment would likely be required to change the LU Designation to Public/Quasi-Public.	AHBL
5.2 Land use approval process			-2			-2	Zoning is split, part Industrial and part Highway Business. Use is not allowed in either zone. Requires a Comprehensive Plan Amendment and zoning text change to allow the use. Staff have not indicated if it would be changed to a permitted or conditional use. CUPs are approved by the Hearing Examiner.	AHBL
5.3 Site development standards	2					2	Industrial zone limits height to 50 feet. Hwy Business zone limits height to 40 feet, except with a special permit when you can go higher (unspecified).	AHBL
5.4 Development impact fees	2					2	Castle Rock does not impose impact fees.	AHBL
5.5 Jurisdictional requirements for frontage improvements			-2			-2	4.07: All commercial and residential development . . . shall install street frontage improvements at the time of construction as required by the City.	AHBL
6. SUSTAINABILITY								
6.1 Potential for non-potable water			-2			-2	Not currently available.	AHBL
6.2 Stormwater infiltration facilities			-2			-2	Site could have sands/gravels. However, groundwater will impede infiltration.	AHBL
6.3 Re-use of on-site materials (soil and rock)			1			1	Dredge spoils from adjacent property to S. may be available	GeoEngineers
6.4 Suitability of ground source heat pump systems			-2			-2		GeoEngineers
7. COMMUNITY ACCEPTANCE								
7.1 Commitment from local officials	2					2		Norton Arnold
7.2 Demonstration of broad local support	2					2		Norton Arnold
7.3 Existence of local agency public outreach plan			1			1	City of Castle Rock: needs public involvement assistance	Norton Arnold

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9.5.2 Site Selection Evaluations

The individual sites with site plans and overall strengths and weaknesses are shown in the following sheets.

DRAFT
09/27/11

**Washington State
Department of Corrections
Westside Reception Center**

SITE EVALUATIONS

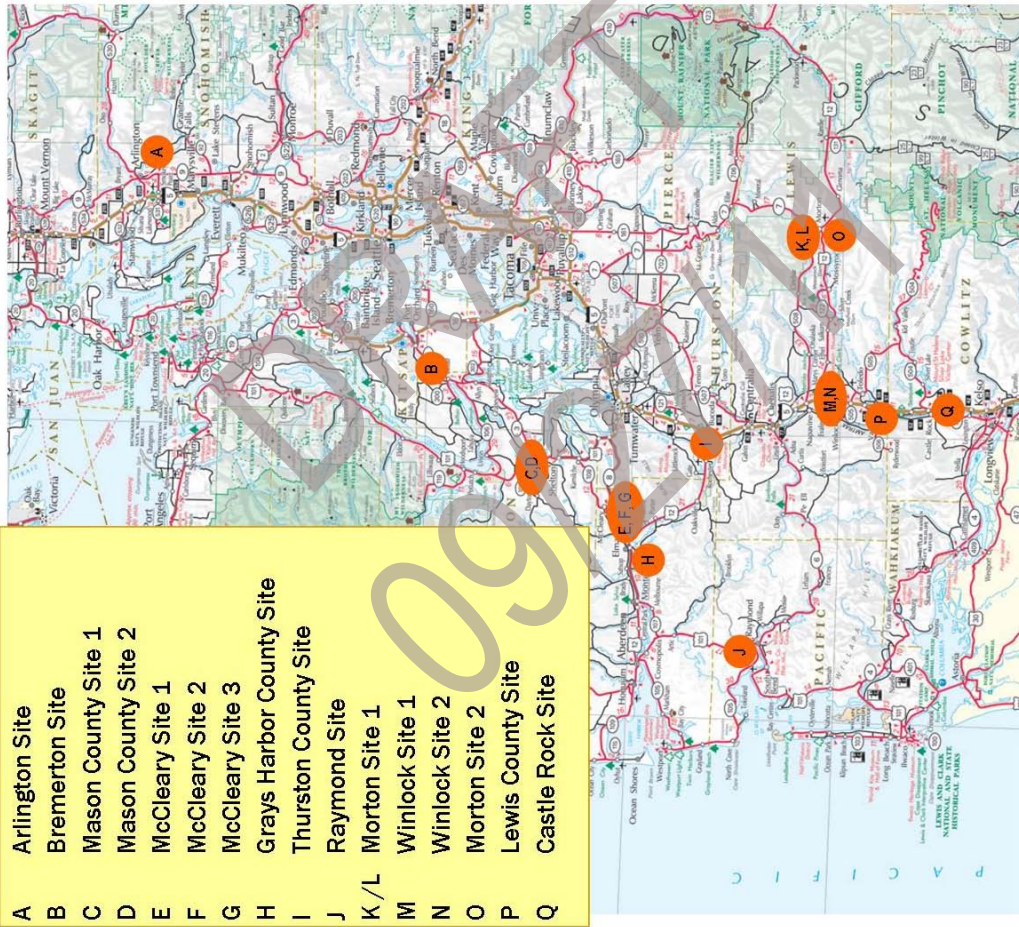
March 24, 2011

Westside Reception Center Evaluation Team Members

- Washington State Department of Corrections Capital Projects
- Integrus Architects
- EA | Blumen
- AHBL
- EHS International
- GeoEngineers
- Heartland
- Heffron Transportation
- Northwest Archaeological Associates
- Norton Arnold

DRAFT
09/27/11

Interested Communities

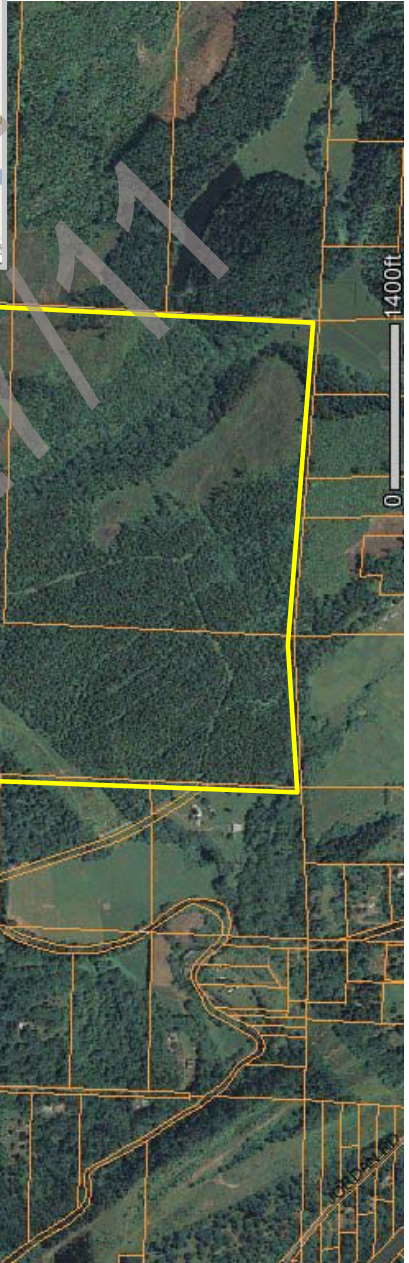
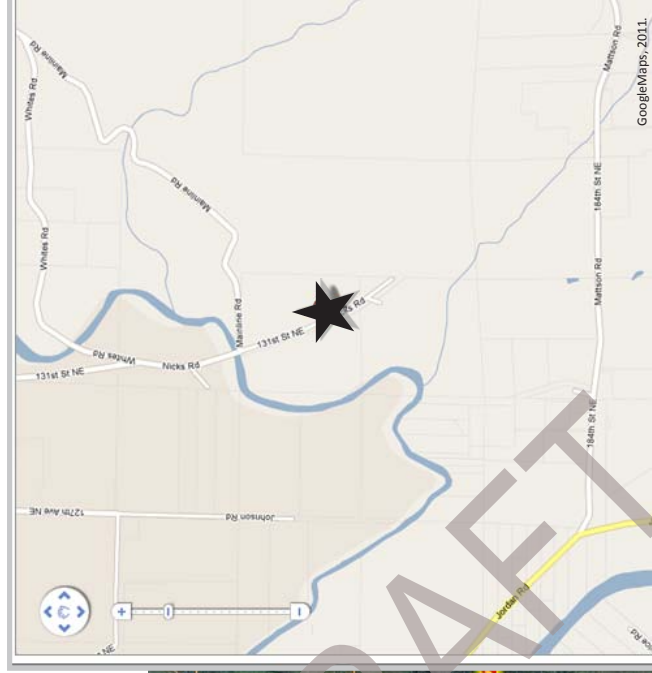


Site Evaluation Summary

Site	Site Name	Score	Ranking	Status
C	Mason County 1	306	1	Candidate Site
B	Bremerton	305	2	Candidate Site
G	McCleary 3	265	3	Candidate Site
H	Grays Harbor County	264	4	Candidate Site
F	McCleary 2	262	5	Not Carried Forward*
I	Thurston County	226	6	Not Carried Forward*
D	Mason County 2	220	7	Not Carried Forward*
E	McCleary 1	217	8	Not Carried Forward*
J	Raymond	158	9	Not Carried Forward*
N	Winlock 2	158	9	Not Carried Forward*
K/L	Morton 1	155	10	Not Carried Forward*
P	Lewis County	145	11	Not Carried Forward*
M	Winlock 1	140	12	Not Carried Forward*
O	Morton 2	116	13	Not Carried Forward*
Q	Castle Rock	102	14	Not Carried Forward*
A	Arlington	68	15	Not Carried Forward*

* Sites were not carried forward due to Unacceptable Site Conditions, as detailed on the individual site summaries that follow in this presentation and documented in each site's *Site Evaluation Criteria* form.

Site A: Arlington



Site A: Arlington

(Former Indian Ridge Correctional Facility)
19601 Nicks Road
Arlington, WA
Snohomish County

Overall Ranking: **15**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	79
2	Site Proximity	24
3	Site Services	-14
4	Transportation	-7
5	Land Use and Regulatory Compliance	-29
6	Sustainability	0
7	Community Acceptance	15
8	Total Score	68

Site A: Arlington

Strengths

- Most site characteristics and proximity features
- Stormwater management

Weaknesses

- LUST on site
- Pre-existing development
- Fire flow
- DOE/Health Dept requirements
- Natural gas
- Construction stormwater
- Radio communications and cell phone service
- Public transit, local access, site access feasibility
- Comprehensive plan consistency, site development standards, development impact fees, frontage requirements
- Potential for non-potable water
- Suitability for ground source heat pump systems

Rating

Score: **68**

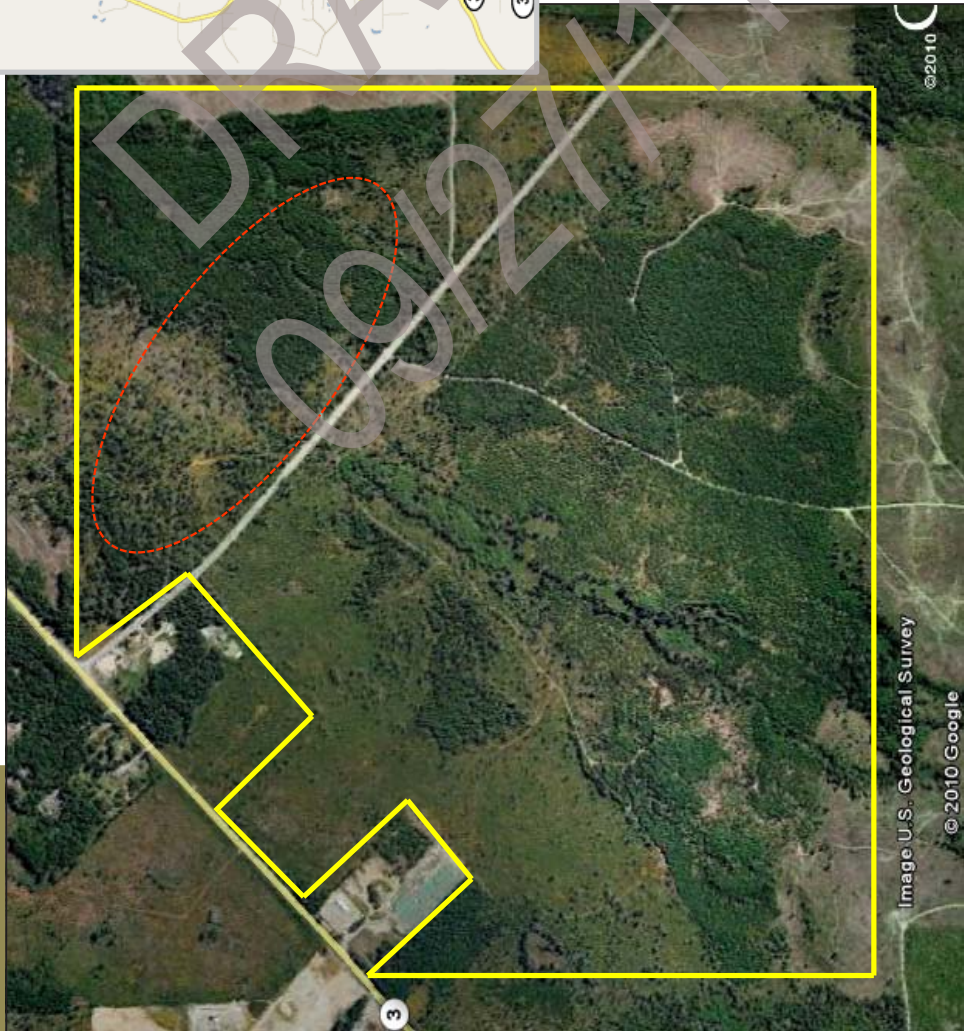
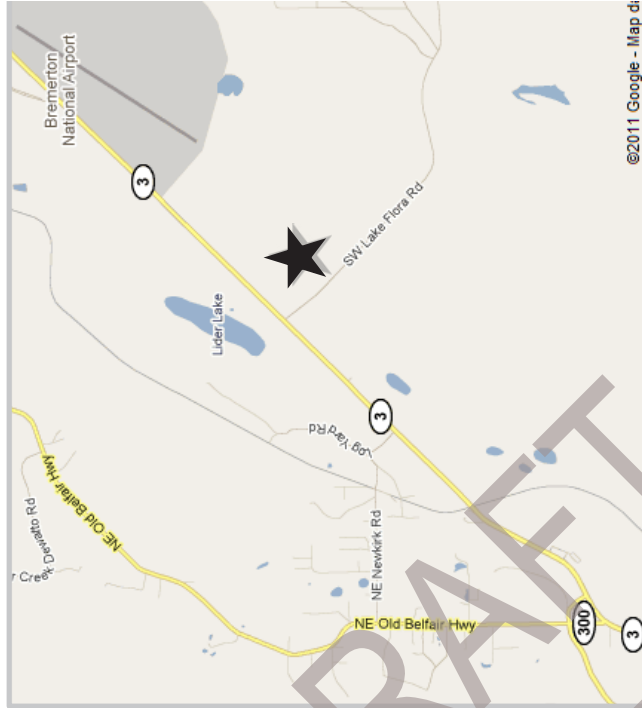
Ranking: **15**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and Streams
- 3.2 Domestic water flow
- 3.7 Sewer treatment capacity
- 3.14 Communications infrastructure capacity
- 3.18 & 3.19 Fire/EMS/Police services
- 4.2 Distance to bus/rail service

Site B: Bremerton



Site B: Bremerton

SW Lake Flora Road/SR 3
Bremerton, WA
Kitsap County

Overall Ranking: **2**
Status: **Candidate Site**

Category	Category Name	Rating
1	Site Characteristics	109
2	Site Proximity	21
3	Site Services	110
4	Transportation	27
5	Land Use and Regulatory Compliance	18
6	Sustainability	-2
7	Community Acceptance	22
8	Total Score	305

Site B: Bremerton

Strengths

- Most site characteristics and site proximity features
- Natural gas, stormwater management, other essential site services
- Most transportation characteristics
- Most land use/regulatory characteristics
- Most sustainability characteristics

Weaknesses

- Prime farmland soils
- Public transit
- Frontage requirements
- Stormwater infiltration facilities

Rating

Score: **305**

Ranking: **2**

Status: **Candidate Site**

Site C: Mason County 1

SR 102/West Eells Hill Road
Shelton, WA
Mason County

Overall Ranking: **1**
Status: **Candidate Site**

Category	Category Name	Rating
1	Site Characteristics	102
2	Site Proximity	21
3	Site Services	108
4	Transportation	20
5	Land Use and Regulatory Compliance	22
6	Sustainability	18
7	Community Acceptance	15
8	Total Score	306

Site C: Mason County 1

Strengths

- Most site characteristics and site proximity features
- Site services
- Most transportation services
- All sustainability characteristics

Weaknesses

- Prime farmland soils
- Public transit access
- Site development standards

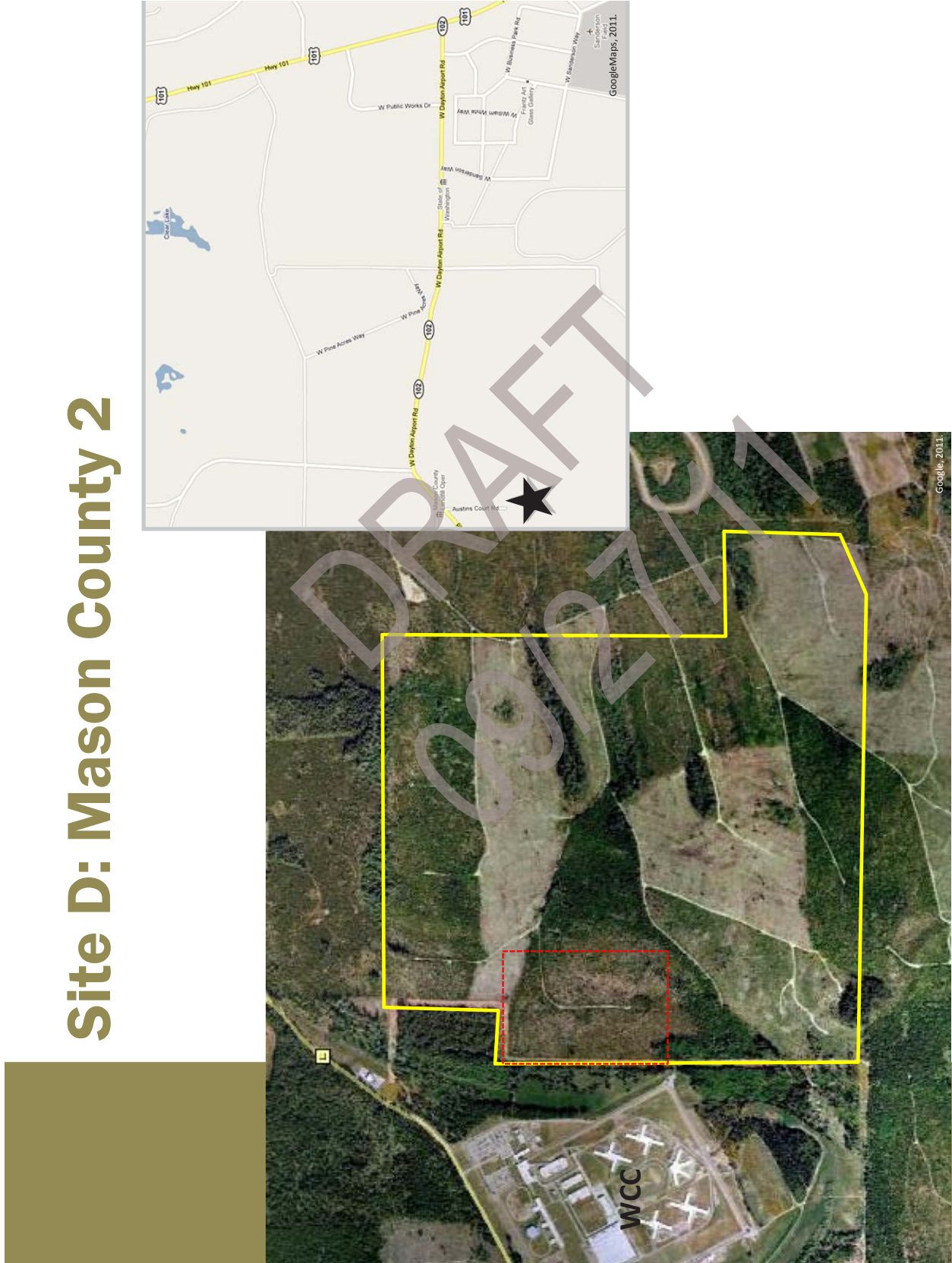
Rating

Score: **306**

Ranking: **1**

Status: **Candidate Site**

Site D: Mason County 2



Site D: Mason County 2

SR 102
Shelton, WA
Mason County

Overall Ranking: **7**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	95
2	Site Proximity	24
3	Site Services	56
4	Transportation	8
5	Land Use and Regulatory Compliance	6
6	Sustainability	12
7	Community Acceptance	19
8	Total Score	220

Site D: Mason County 2

Strengths

- Most site characteristics, site proximity features
- Natural gas, other essential services
- Most transportation characteristics
- All sustainability characteristics
- Prime farmland soils
- CSCSL facility adjoining
- Water, sewer, fire flow extensions and connections
- Public transit
- Site access feasibility
- Site development standards

Weaknesses

Rating

Score: **220**

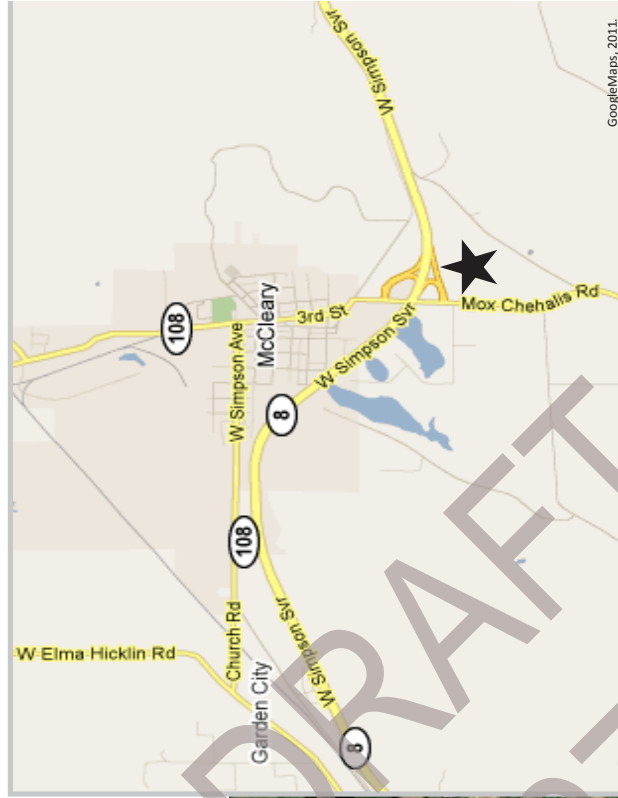
Ranking: **7**

Status: **Not Carried Forward**

Unacceptable Conditions

- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval

Site E: McCleary 1



Site E: McCleary 1

SR 8/Mox Chehalis Road
McCleary, WA
Grays Harbor County

Overall Ranking: **8**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	94
2	Site Proximity	17
3	Site Services	60
4	Transportation	19
5	Land Use and Regulatory Compliance	2
6	Sustainability	6
7	Community Acceptance	19
8	Total Score	217

Site E: McCleary 1

Strengths

- Most site characteristics, site proximity features
- Domestic water, natural gas, stormwater management, other essential services
- Transportation
- Most sustainability characteristics
- Fire flow
- Domestic water availability
- Sanitary sewer location, capacity and method of connection
- Site access feasibility
- Comprehensive plan consistency, land use approval process
- Suitability of ground source heat pump systems

Weaknesses

Rating

Score: **217**

Ranking: **8**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams
- 1.21 Buildable area

Site F: McCleary 2



Site F: McCleary 2

Church Road/West Simpson Avenue
McCleary, WA
Grays Harbor County

Overall Ranking: **5**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	88
2	Site Proximity	17
3	Site Services	75
4	Transportation	31
5	Land Use and Regulatory Compliance	38
6	Sustainability	-6
7	Community Acceptance	19
8	Total Score	262

Site F: McCleary 2

Strengths

- Most site characteristics, site proximity features
- Sanitary sewer, domestic water, natural gas, other essential services
- Transportation
- Land use and regulatory compliance
- Seasonal shallow groundwater
- Prime farmland soils
- Natural gas connection
- Fire flow and residual pressure
- Construction and permanent stormwater treatment facilities
- Stormwater infiltration facilities
- Suitability of ground source heat pump systems

Weaknesses

Rating

Score: **262**

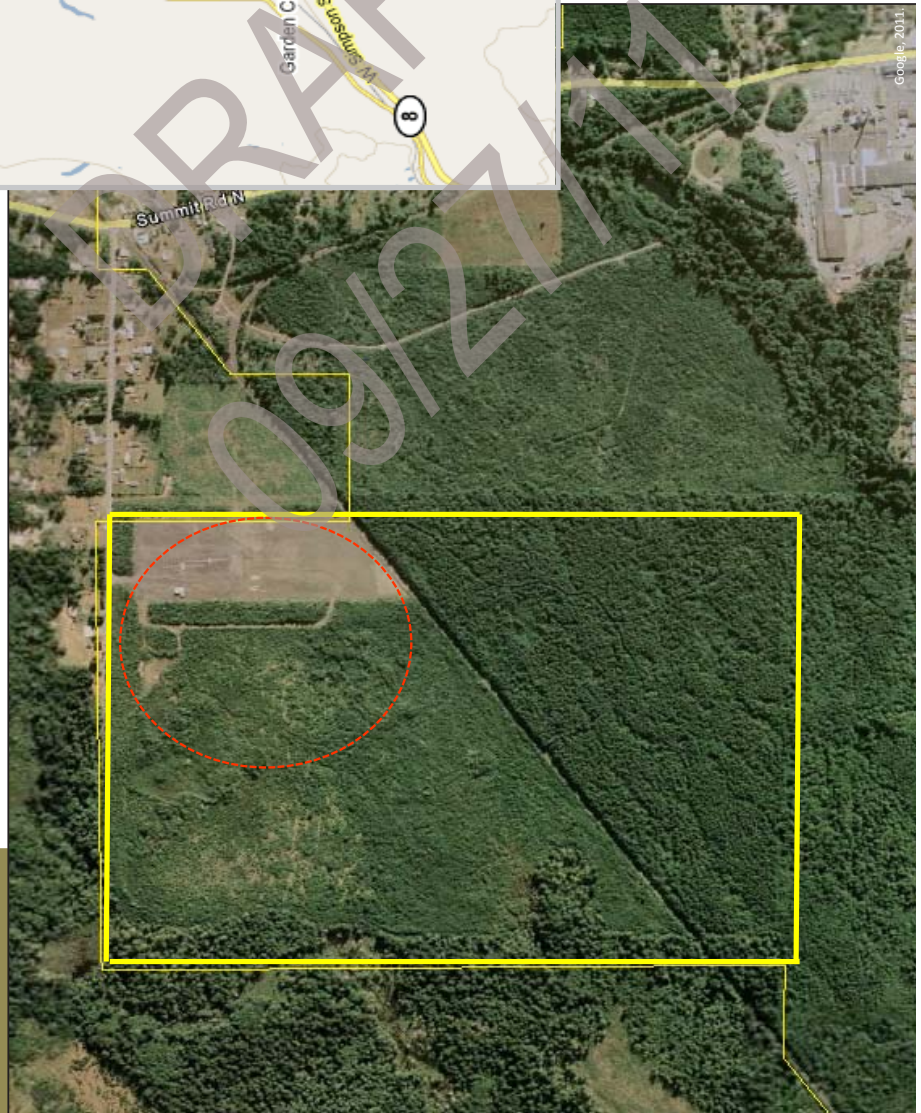
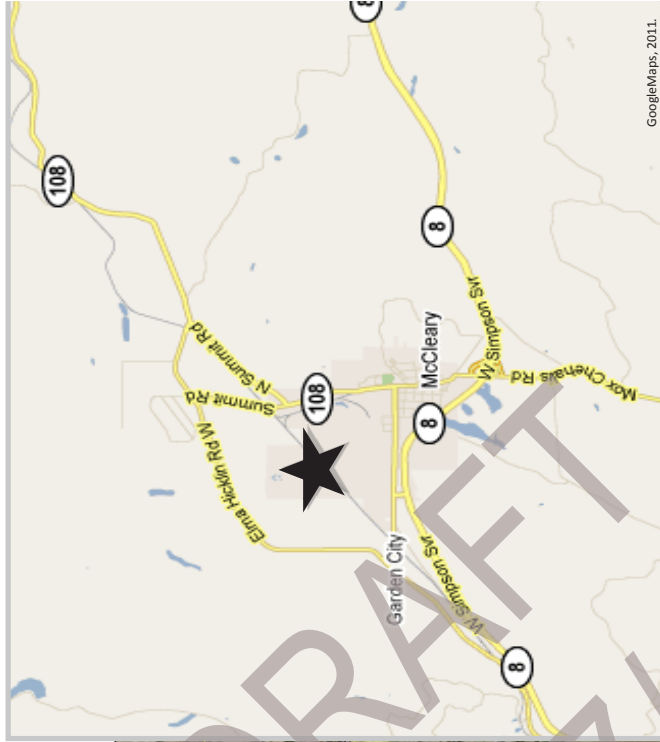
Ranking: **5**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams

Site G: McCleary 3



Site G: McCleary 3

Larson Road/Summit Road
McCleary, WA
Grays Harbor County

Overall Ranking: **3**
Status: **Candidate Site**

Category	Category Name	Rating
1	Site Characteristics	102
2	Site Proximity	19
3	Site Services	68
4	Transportation	13
5	Land Use and Regulatory Compliance	38
6	Sustainability	6
7	Community Acceptance	19
8	Total Score	265

Site G: McCleary 3

Strengths

- Most site characteristics and site proximity features
- Stormwater, domestic water, natural gas, other essential services
- Most transportation characteristics
- Land use regulatory compliance
- Most sustainability characteristics

Weaknesses

- Prime farmland soils
- Fire flow, sanitary sewer connection
- Natural gas connection
- Public transit access
- Site access feasibility
- Suitability of ground source heat pump systems

Rating

Score: **265**

Ranking: **3**

Status: **Candidate Site**

Site H: Grays Harbor

SATSOP Business Park
 Keys Road South/West Park Lane
 (near) Elma, WA
 Grays Harbor County

Overall Ranking: **4**
 Status: **Candidate Site**

Category	Category Name	Rating
1	Site Characteristics	86
2	Site Proximity	19
3	Site Services	99
4	Transportation	15
5	Land Use and Regulatory Compliance	30
6	Sustainability	-4
7	Community Acceptance	19
8	Total Score	264

Site H: Grays Harbor

Strengths

- Most site characteristics and site proximity features
- Domestic water, sanitary sewer, natural gas, other essential services
- Land use regulatory processes
- Most transportation characteristics
- Most sustainability characteristics

Weaknesses

- Pre-existing development
- Presence of overhead transmission lines and easement
- Buildable area
- Fire flow
- Transit access, travel cost
- Stormwater infiltration
- Suitability of ground source heat pump systems

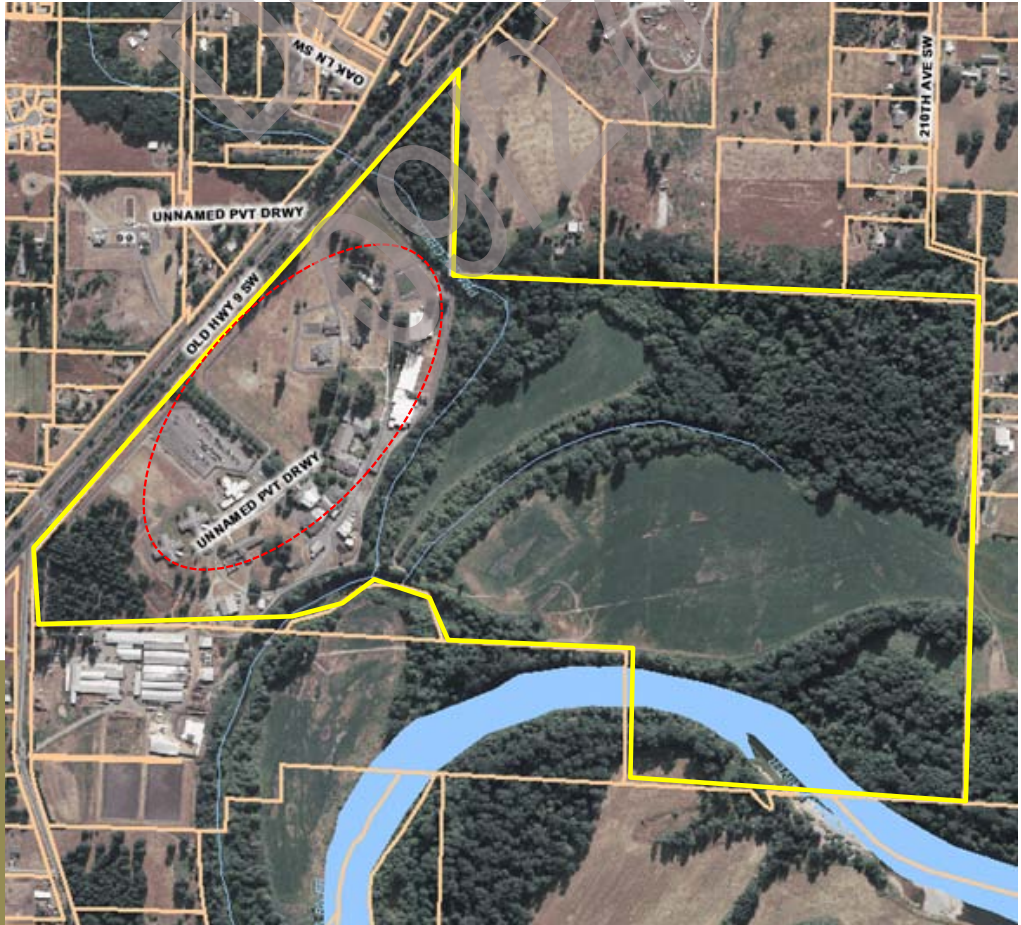
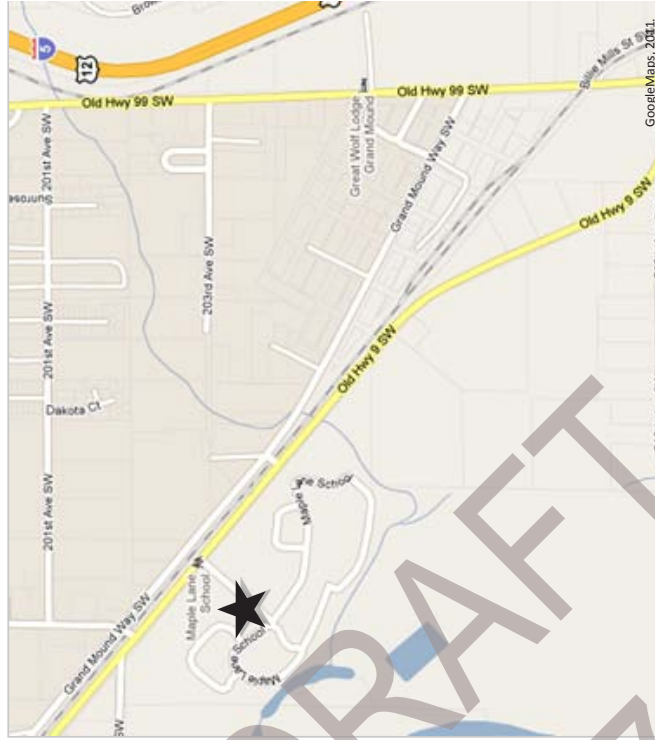
Rating

Score: **264**

Ranking: **4**

Status: **Candidate Site**

Site I: Thurston County



Site I: Thurston County

(Maple Lane Juvenile Correctional Facility)
20311 Old Highway 9 SW
Grand Mound, WA
Thurston County

Overall Ranking: **6**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	75
2	Site Proximity	15
3	Site Services	101
4	Transportation	12
5	Land Use and Regulatory Compliance	-2
6	Sustainability	10
7	Community Acceptance	15
8	Total Score	226

Site I: Thurston County

Strengths

- Most natural environment, geologic features
- Most site proximity features
- Fire flow, sanitary sewer, stormwater, other essential services
- Most sustainability characteristics

Weaknesses

- Wetlands and streams
- Cultural/historic resources
- Pre-existing development
- Site visibility (residences)
- Fire flow
- Public transit service and local access
- Frontage improvement requirements
- Suitability of ground source heat pump systems

Rating

Score: **226**

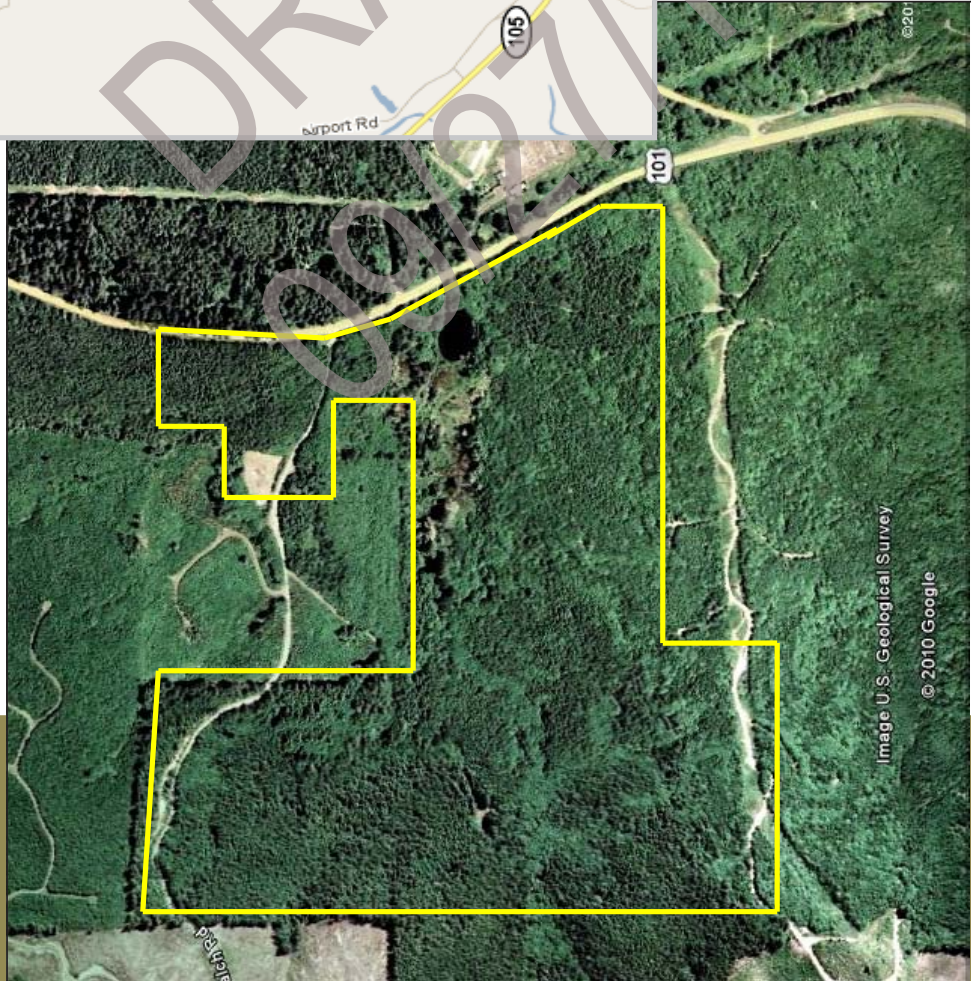
Ranking: **6**

Status: **Not Carried Forward**

Unacceptable Conditions

- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process
- 5.3 Site development standards

Site J: Raymond



Site J: Raymond

Willapa Road/Hwy 101
Raymond, WA
Pacific County

Overall Ranking: **9**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	101
2	Site Proximity	19
3	Site Services	13
4	Transportation	4
5	Land Use and Regulatory Compliance	6
6	Sustainability	-4
7	Community Acceptance	19
8	Total Score	158

Site J: Raymond

Strengths

- Most site characteristics and site proximity features
- Sanitary sewer capacity, construction and permanent stormwater management feasibility, other essential services
- Most transportation characteristics

Weaknesses

- Site grades
- Labor pool availability
- Fire flow
- Domestic water flow and connection fees
- Sewer connection
- Natural gas connection
- Stormwater requirements
- Electrical service availability
- Local access, travel cost
- Frontage improvement requirements
- Stormwater infiltration facilities
- Suitability for ground source heat pump systems

Rating

Score: **158**

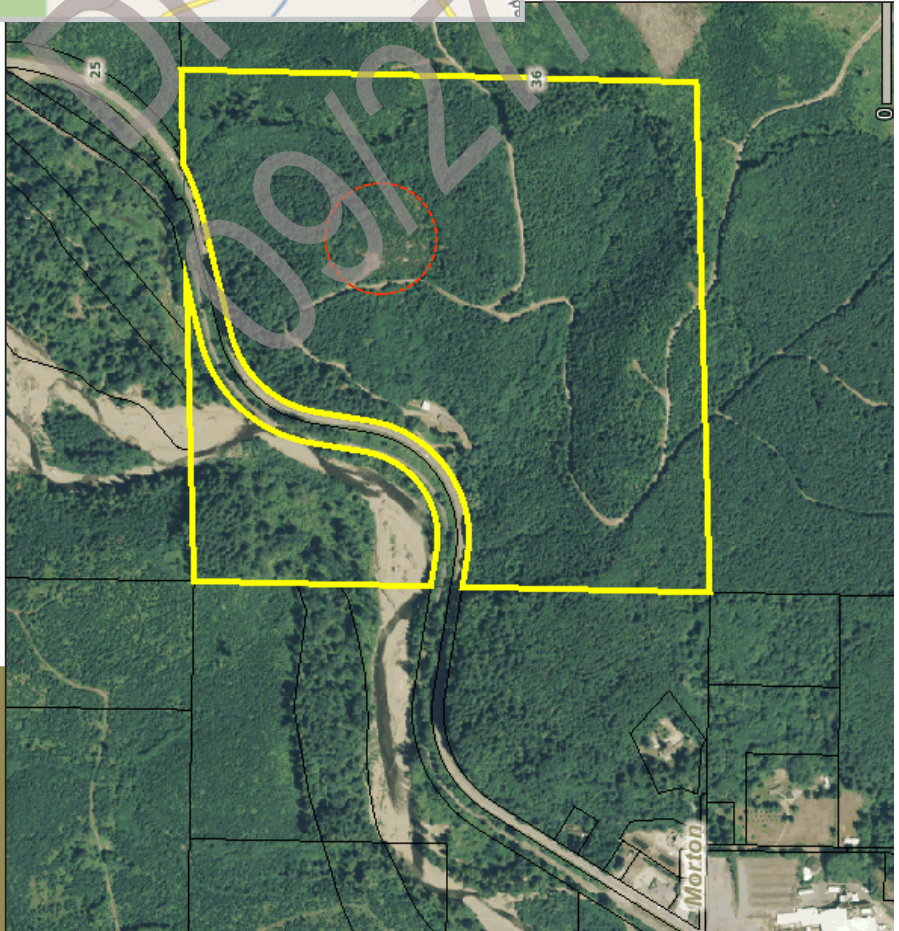
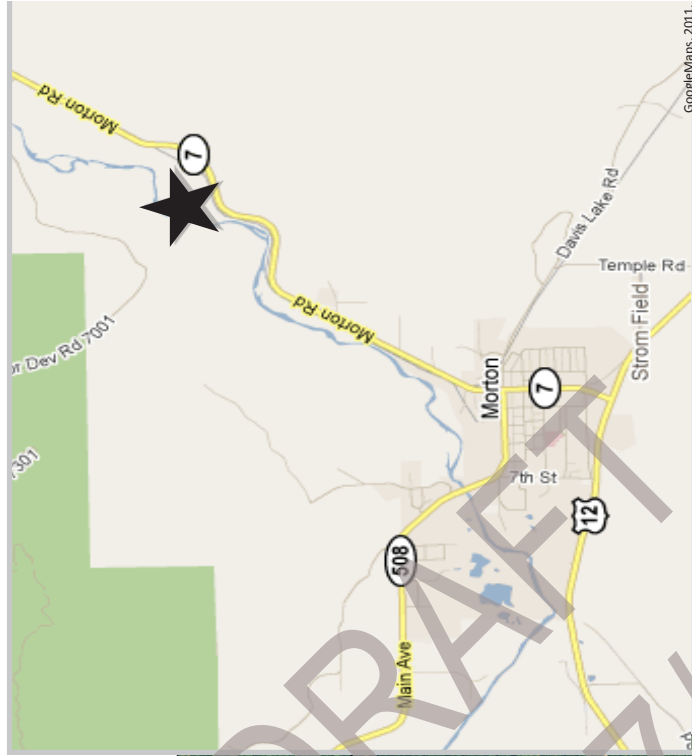
Ranking: **9**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams
- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site K/L: Morton 1



Site K/L: Morton 1

Highway 7
(near) Morton, WA
Lewis County

Overall Ranking: **10**

Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	78
2	Site Proximity	17
3	Site Services	26
4	Transportation	-1
5	Land Use and Regulatory Compliance	22
6	Sustainability	-6
7	Community Acceptance	19
8	Total Score	155

Site K/L: Morton 1

Strengths

- Most site characteristics and site proximity features
- Natural gas, stormwater management, other essential services ratings

Weaknesses

- Site grades
- Presence of easements or deed restrictions
- Labor pool proximity
- Fire flow
- Sanitary sewer connection and NPDES permit violations
- Natural gas connection
- Proximity to public transit
- Local access
- Site access feasibility
- Stormwater infiltration facilities
- Suitability for ground source heat pump systems

Rating

Score: **155**

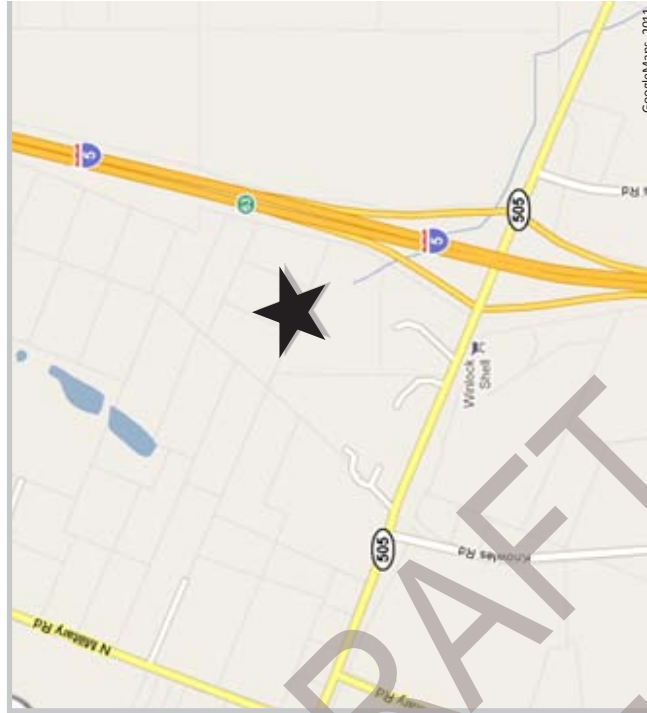
Ranking: **10**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams
- 1.21 Buildable area (size)
- 3.2 Domestic water flow
- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site M: Winlock 1



Site M: Winlock 1

North Military Road/Hwy 505
Winlock, WA
Lewis County

Overall Ranking: **12**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	80
2	Site Proximity	1
3	Site Services	39
4	Transportation	-1
5	Land Use and Regulatory Compliance	10
6	Sustainability	-8
7	Community Acceptance	19
8	Total Score	140

Site M: Winlock 1

Strengths

- Most site characteristics and site proximity features
- Natural gas, stormwater management, other essential services

Weaknesses

- Prime farmland
- CSCSL facility adjoining
- Adjacent school
- Site visibility (school, residences)
- Labor pool availability
- Fire flow
- Domestic water flow and connection fee
- Sanitary sewer connection
- Law enforcement capacity
- Transit service, travel cost, local access
- Frontage improvement requirements
- Stormwater infiltration facilities
- Potential for non-potable water

Rating

Score: **140**

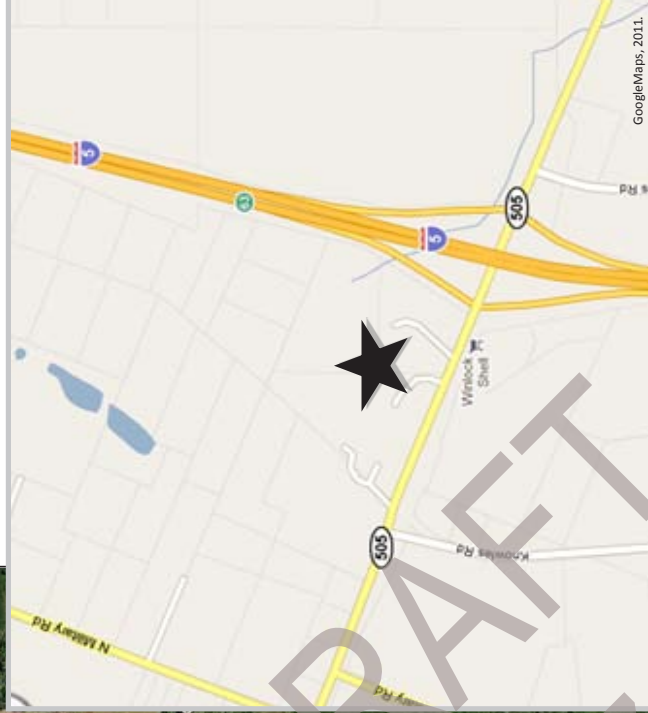
Ranking: **12**

Status: **Not Carried Forward**

Unacceptable Conditions

- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site N: Winlock 2



Site N: Winlock 2

North Military Road/Hwy 505
Winlock, WA
Lewis County

Overall Ranking: **9**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	82
2	Site Proximity	1
3	Site Services	39
4	Transportation	15
5	Land Use and Regulatory Compliance	10
6	Sustainability	-8
7	Community Acceptance	19
8	Total Score	158

Site N: Winlock 2

Strengths

- Most site and proximity characteristics
- Stormwater management rated preferred, acceptable
- Sanitary sewer capacity, natural gas, most other essential services
- Most transportation characteristics

Weaknesses

- Prime farmland soils
- CSCSL on west-adjointing property
- Adjacent school
- Site visibility (school, residences)
- Labor pool availability
- Fire flow
- Domestic water flow and connection cost
- Sanitary sewer connection
- Law enforcement capacity
- Travel cost
- Frontage improvement requirements
- Potential for non-potable water
- Stormwater infiltration facilities

Rating

Score: **158**

Ranking: **9**

Status: **Not Carried Forward**

Unacceptable Conditions

- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site 0: Morton 2



Site 0: Morton 2

Davis Lake Road/Priest Road
(near) Morton, WA
Lewis County

Overall Ranking: **13**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	50
2	Site Proximity	5
3	Site Services	14
4	Transportation	8
5	Land Use and Regulatory Compliance	22
6	Sustainability	-2
7	Community Acceptance	19
8	Total Score	116

Site O: Morton 2

Strengths

- Most site characteristics and site proximity features
 - Stormwater management, other essential services ratings
 - Development standards, impact fees
 - Most sustainability characteristics
- Shallow groundwater
 - Prime farmland soils
 - Potential soil/groundwater contamination
 - Pre-existing development
 - Overhead or underground transmission lines
 - Moderate to high liquefaction potential
 - Surrounding land use compatibility
 - Site visibility
 - Labor pool proximity
 - Fire flow and domestic water connection
 - Land use approval process
 - Sanitary sewer connection and NPDES permit violations
 - Natural gas connection
 - Public transit proximity, local access
 - Stormwater infiltration facilities

Weaknesses

Rating

Score: **116**

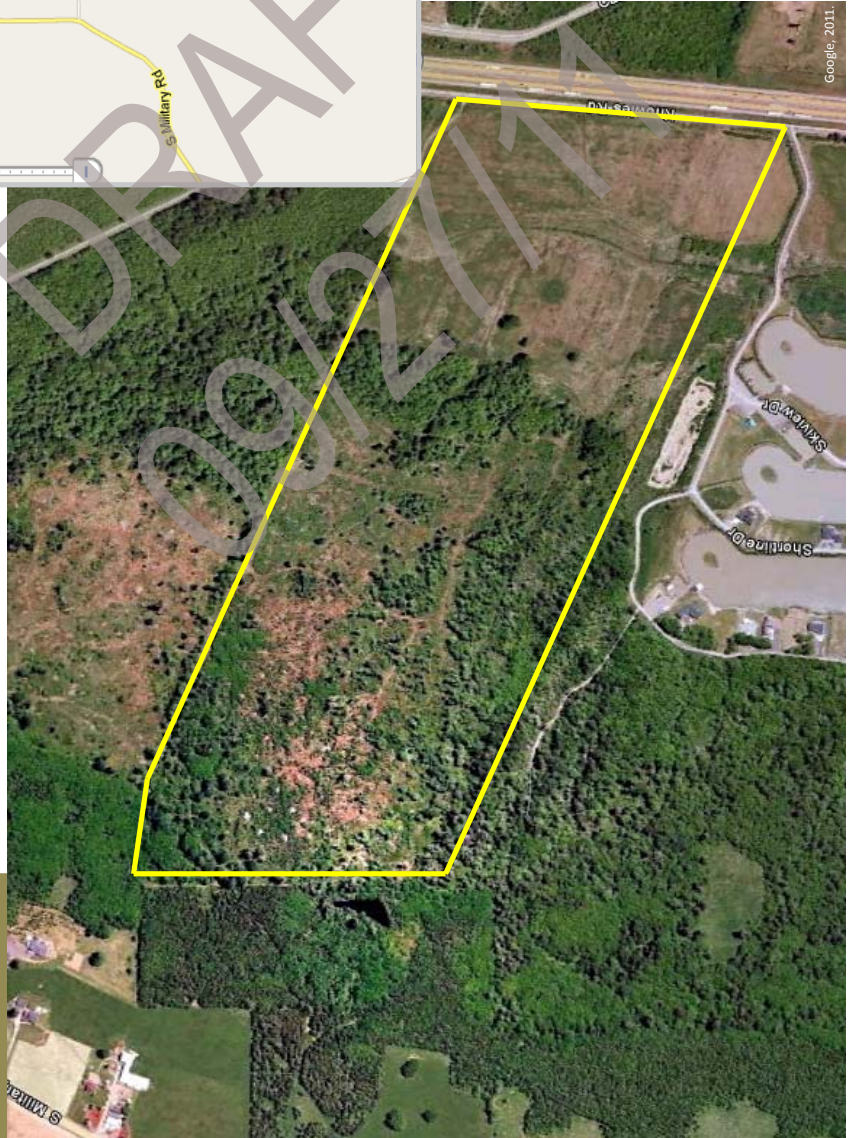
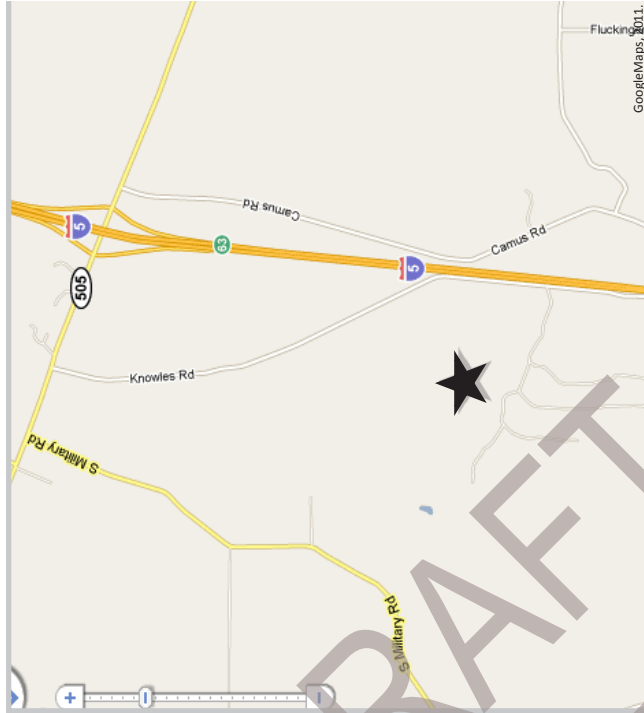
Ranking: **13**

Status: **Not Carried Forward**

Unacceptable Conditions

- 3.2 Domestic water flow
- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site P: Lewis County



Site P: Lewis County

Knowles Road/I-5
Lewis County

Overall Ranking: **11**
Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	78
2	Site Proximity	17
3	Site Services	24
4	Transportation	-3
5	Land Use and Regulatory Compliance	22
6	Sustainability	-8
7	Community Acceptance	15
8	Total Score	145

Site P: Lewis County

Strengths

- Geologic hazards, other site features
- Other essential services
- Interstate access
- Development standards, impact fees, frontage requirements
- Prime farmland soils
- Labor pool availability
- Fire flow
- Domestic water flow and connection
- Sewer connection
- Construction and permanent stormwater management
- Transit proximity, local access, travel cost
- Potential for non-potable water
- Stormwater infiltration facilities

Weaknesses

Rating

Score: **145**

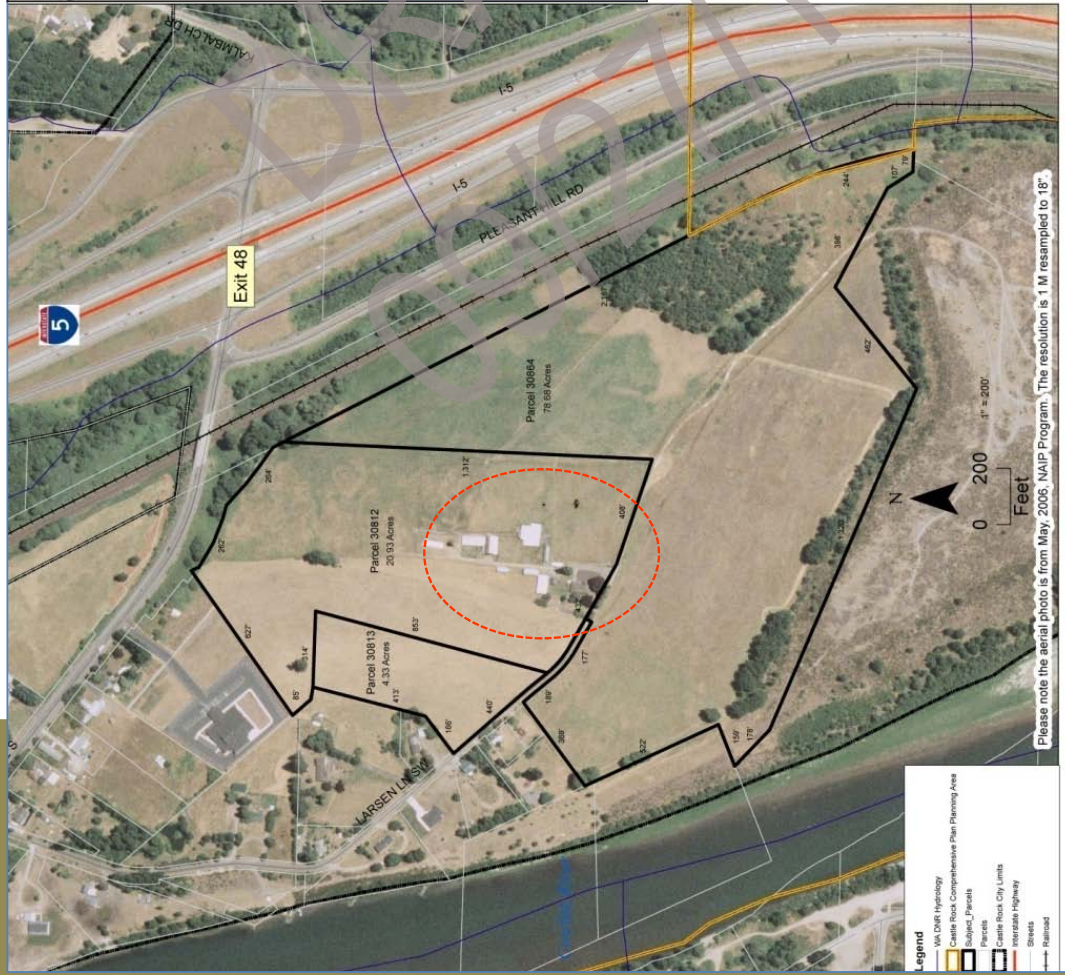
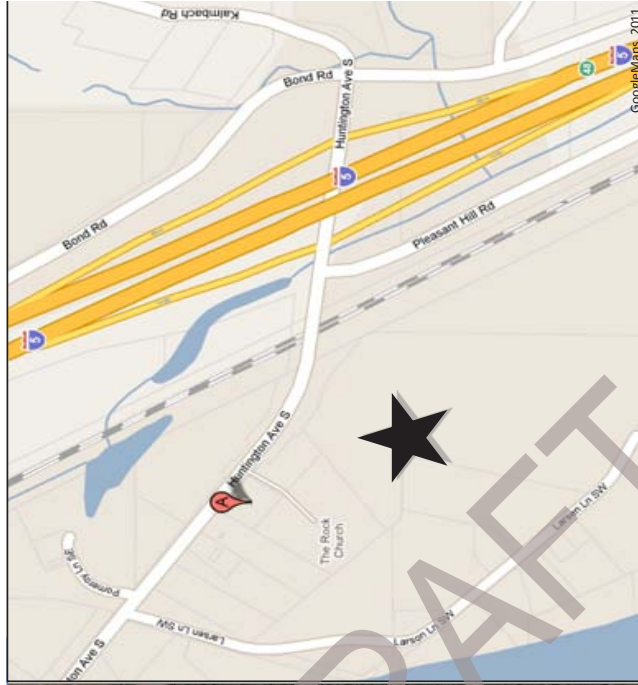
Ranking: **11**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams
- 1.2 Fish/wildlife habitat areas
- 5.1 Comprehensive Plan consistency
- 5.2 Land use approval process

Site Q: Castle Rock



Site Q: Castle Rock

Larsen Lane SW/Huntington Avenue
Castle Rock, WA
Cowlitz County

Overall Ranking: **14**

Status: **Not Carried Forward**

Category	Category Name	Rating
1	Site Characteristics	23
2	Site Proximity	4
3	Site Services	80
4	Transportation	-6
5	Land Use and Regulatory Compliance	-6
6	Sustainability	-12
7	Community Acceptance	19
8	Total Score	102

Site Q: Castle Rock

Strengths

- Geologic hazards, other site characteristics
- Domestic water
- Natural gas, stormwater management, other essential services
- Floodplain, soils, groundwater, prime farmland
- Cultural resources
- Moderate to high liquefaction potential
- Site visibility (churches, residences)
- Fire flow
- Sanitary sewer connection, capacity
- Transit proximity, travel cost, site access feasibility
- Comprehensive plan consistency, land use approval process, frontage requirements
- Potential for non-potable water, stormwater infiltration facilities
- Suitability of ground source heat pump systems

Weaknesses

Rating

Score: **102**

Ranking: **14**

Status: **Not Carried Forward**

Unacceptable Conditions

- 1.1 Wetlands and streams

DRAFT
09/27/11



appendix section 9.6

DRAFT
09/27/11

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09/27/11

9.6 Operational Budget Supporting Information

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09/27/11

Site 1-Bremerton				
	Annual Charges	Annual Use	Annual Charge	Initial Charges
Electricity	\$0.05955 /kwh	6,597,500	\$392,881	\$2,000,000
	\$6.97000 kw	25,200	\$175,644	n/a
Telecom				\$48,000
Data Tranport	\$4,500 /month		\$54,000	\$3,500
Internet	\$3,500 /month		\$42,000	\$0
Telephone	\$1,500 /month		\$18,000	\$0
Cable	\$7,800 /month		\$93,600	\$58,500
Water	\$0.001684 /gal	37,376,000	\$62,941	(by AHBL)
Sewer	\$0.007396 /gal	33,638,400	\$248,790	(by AHBL)
Gas				(by AHBL)
Gas-Dom HW	\$0.752800 therm	214,657	\$161,594	n/a
Gas-Heating	\$0.752800 therm	139,796	\$105,239	n/a
	(avg rates)			
Total			\$1,249,450	\$2,110,000
<p>Utilities</p> <p>Electricity: Puget Sound Energy</p> <p>Gas: Cascade Natural Gas</p> <p>Water: Thurston County Public Works</p> <p>Sewer: Thurston County Public Works</p> <p>Telecom: Kitsap PUD</p> <p>Notes</p> <p>Rates not inflated beyond 2011</p> <p>Data is prepared for comparative use between sites.</p> <p>Water use assumes 100 gallons/offender/day (1024 offenders)</p> <p>Sewer use assumes 90% of water use goes to sewer.</p> <p>Gas use based upon DOC historical gas usage</p> <p>Electricity use based upon DOC historical electric usage</p>				

Site 2-Mason County				
	Annual Charges	Annual Use	Annual Charge	Initial Charges
Electricity	\$0.04130 /kwh	6,597,500	\$272,477	\$500,000
	\$6.56000 kw	25,200	\$165,312	n/a
Telecom				\$15,000
Data Tranport	\$3,500 /month		\$42,000	\$4,500
Internet	\$2,500 /month		\$30,000	with data
Telephone	\$1,500 /month		\$18,000	\$200
Cable	\$3,300 /month		\$39,600	\$55,000
Water	\$0.002620 /gal	37,376,000	\$97,925	(by AHBL)
Sewer	\$0.006925 /gal	33,638,400	\$232,946	(by AHBL)
Gas				(by AHBL)
Gas-Dom HW	\$0.752800 therm	214,657	\$161,594	n/a
Gas-Heating	\$0.752800 therm	139,796	\$105,239	n/a
	(avg rates)			
Total			\$1,059,854	\$574,700
<p>Utilities</p> <p>Electricity: Mason County PUD</p> <p>Gas: Cascade Natural Gas</p> <p>Water: City of Shelton</p> <p>Sewer: City of Shelton</p> <p>Telecom: Mason County PUD</p> <p>Notes</p> <p>Rates not beyond 2011</p> <p>Data is prepared for comparative use between sites.</p> <p>Water use assumes 100 gallons/offender/day (1024 offenders)</p> <p>Sewer use assumes 90% of water use goes to sewer.</p> <p>Gas use based upon DOC historical gas usage</p> <p>Electricity use based upon DOC historical electric usage</p>				

Site 3-Thurston County				
	Annual Charges	Annual Use	Annual Charge	Initial Charges
Electricity	\$0.05955 /kwh	6,597,500	\$392,881	\$15,000
	\$6.97000 kw	25,200	\$175,644	n/a
Telecom				\$7,000
Data Transport	\$2,700 /month		\$32,400	\$1,200
Internet	\$5,415 /month		\$64,980	with data
Telephone	\$4,365 /month		\$52,380	\$600
Cable	\$7,800 /month		\$93,600	\$58,500
Water	\$0.008482 /gal	37,376,000	\$317,012	(by AHBL)
Sewer	\$0.012845 /gal	33,638,400	\$432,085	(by AHBL)
Gas				(by AHBL)
Gas-Dom hw	\$0.749260 therm	214,657	\$160,834	n/a
Gas-Heating	\$0.749260 therm	166,688	\$124,893	n/a
Gas-misc bldgs	\$0.749260 therm	41,813	\$31,329	n/a
Chemical Treatment-Steam Plant	\$0.012280	208,501	\$1,950	n/a
Water Use-Steam Plant	\$0.008482 /gal	7016	\$60	n/a
Total			\$1,880,048	\$82,300

Utilities

Electricity: Puget Sound Energy
 Gas: Puget Sound Energy
 Water: Thurston County Public Works
 Sewer: Thurston County Public Works
 Telecom: Qwest

Notes

Rates not inflated past 2011
 Site currently has extensive irrigation although water is provided from a well.
 For purposes of this analysis, it is assumed that irrigation continues from well.
 Gas Misc Buildings assumes part heat of 27.9 kbtuh/sqft/yr for 150,000 sqft of abandoned buildings
 Cable data was not available. Assumed value of the highest site (site 1)
 Data is prepared for comparative use between sites.
 Water use assumes 100 gallons/offender/day (1024 offenders)
 Sewer use assumes 90% of water use goes to sewer.
 Gas use based upon DOC historical gas usage adjusted for Maple Lane Boiler Plant efficiencies
 Electricity use based upon DOC historical electric usage

Westside Reception Center
Costs

Bremerton Site		TOTAL	Salary per	Benefits per			
ASD	FTEs	FTEs	FTE	FTE	A	B	Total
Fiscal Analyst 1	3.0	3.0	\$ 42,036	\$ 12,611	\$ 126,108	\$ 37,832	\$ 163,940
Fiscal Analyst 2	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
Fiscal Analyst 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Analyst 4	1.0	1.0	\$ 56,544	\$ 16,963	\$ 56,544	\$ 16,963	\$ 73,507
Fiscal Tech 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
HRC3	2.0	2.0	\$ 58,656	\$ 17,597	\$ 117,312	\$ 35,194	\$ 152,506
HRCA2	2.0	2.0	\$ 42,588	\$ 12,776	\$ 85,176	\$ 25,553	\$ 110,729
Human Resource Manager	1.0	1.0	\$ 73,200	\$ 21,960	\$ 73,200	\$ 21,960	\$ 95,160
ITS3	3.0	3.0	\$ 64,740	\$ 19,422	\$ 194,220	\$ 58,266	\$ 252,486
ITS4	1.0	1.0	\$ 71,496	\$ 21,449	\$ 71,496	\$ 21,449	\$ 92,945
Local Business Advisor	1.0	1.0	\$ 71,124	\$ 21,337	\$ 71,124	\$ 21,337	\$ 92,461
Office Assistant 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PR/Sup Supp Sp 2	2.0	2.0	\$ 35,484	\$ 10,645	\$ 70,968	\$ 21,290	\$ 92,258
Truck Driver	1.0	1.0	\$ 40,008	\$ 12,002	\$ 40,008	\$ 12,002	\$ 52,010
Warehouse Operator 1	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
Warehouse Operator 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 4	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
ASD TOTAL	27.0	27.0	\$ 713,724	\$ 214,117	\$ 1,272,156	\$ 381,647	\$ 1,653,803
Custody							
CORR CAPTAIN	1.0	1.0	\$ 75,864	\$ 22,759	\$ 75,864	\$ 22,759	\$ 98,623
CORR LT.	6.0	6.0	\$ 63,768	\$ 19,130	\$ 382,608	\$ 114,782	\$ 497,390
CORR OFFICER	209.0	209.0	\$ 45,252	\$ 13,576	\$ 9,457,668	\$ 2,837,300	\$ 12,294,968
CORR SGT.	37.0	37.0	\$ 50,004	\$ 15,001	\$ 1,850,148	\$ 555,044	\$ 2,405,192
CUSTODY TOTAL	253.0	253.0	\$ 234,888	\$ 70,466	\$ 11,766,288	\$ 3,529,886	\$ 15,296,174

BREMERTON

Non Custody

Associate Superintendent	2.0	2.0	\$ 79,596	\$ 23,879	\$ 159,192	\$ 47,758	\$ 206,950
Chaplain	1.0	1.0	\$ 55,200	\$ 16,560	\$ 55,200	\$ 16,560	\$ 71,760
Classification Counselor 2	14.0	14.0	\$ 50,004	\$ 15,001	\$ 700,056	\$ 210,017	\$ 910,073
Classification Counselor 3	12.0	12.0	\$ 52,524	\$ 15,757	\$ 630,288	\$ 189,086	\$ 819,374
Clerical/Paraprofessional	21.0	21.0	\$ 41,040	\$ 12,312	\$ 861,840	\$ 258,552	\$ 1,120,392
Construct & Maint Proj Sup	4.0	4.0	\$ 62,412	\$ 18,724	\$ 249,648	\$ 74,894	\$ 324,542
Cook A/C	8.0	8.0	\$ 41,040	\$ 12,312	\$ 328,320	\$ 98,496	\$ 426,816
Corr Records Manager	1.0	1.0	\$ 51,216	\$ 15,365	\$ 51,216	\$ 15,365	\$ 66,581
Corr Records Supervisor	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Corr Recds Tech (Specialist)	6.0	6.0	\$ 46,428	\$ 13,928	\$ 278,568	\$ 83,570	\$ 362,138
Corr Specialist 3	7.0	7.0	\$ 54,504	\$ 16,351	\$ 381,528	\$ 114,458	\$ 495,986
Corr Specialist 4	4.0	4.0	\$ 60,120	\$ 18,036	\$ 240,480	\$ 72,144	\$ 312,624
Correctional Officer 2 (K-9)	1.0	1.0	\$ 45,288	\$ 13,586	\$ 45,288	\$ 13,586	\$ 58,874
Correctional Unit Supervisor	7.0	7.0	\$ 64,056	\$ 19,217	\$ 448,392	\$ 134,518	\$ 582,910
CPM	2.0	2.0	\$ 76,824	\$ 23,047	\$ 153,648	\$ 46,094	\$ 199,742
Custodian	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
Electrician Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Electronic Tech	3.0	3.0	\$ 47,616	\$ 14,285	\$ 142,848	\$ 42,854	\$ 185,702
Equip Tech 4 (Auto Mech)	2.0	2.0	\$ 52,524	\$ 15,757	\$ 105,048	\$ 31,514	\$ 136,562
Food Manager (WGS)	1.0	1.0	\$ 48,168	\$ 14,450	\$ 48,168	\$ 14,450	\$ 62,618
Food Manager 1	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
Gard/Nurs Spec 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Gard/Nurs Spec 5	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Investigator 2	3.0	3.0	\$ 51,864	\$ 15,559	\$ 155,592	\$ 46,678	\$ 202,270
Investigator 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
ITS 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Locksmith	1.0	1.0	\$ 44,136	\$ 13,241	\$ 44,136	\$ 13,241	\$ 57,377
Maint Mech 4	3.0	3.0	\$ 57,972	\$ 17,392	\$ 173,916	\$ 52,175	\$ 226,091
OA3	2.0	2.0	\$ 33,888	\$ 10,166	\$ 67,776	\$ 20,333	\$ 88,109

BREMERTON

Painter Supv	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Manager (WMS)	1.0	1.0	\$ 76,824	\$ 23,047	\$ 76,824	\$ 23,047	\$ 99,871	
Plant Manager 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150	
Plumber/Plum/Pip/Stft Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364	
Rec Athletic Spec 3	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901	
Rec Athletic Spec 4	0.0	0.0	\$ 51,864	\$ 15,559	\$ -	\$ -	\$ -	
Safety Officer	1.0	1.0	\$ 57,240	\$ 17,172	\$ 57,240	\$ 17,172	\$ 74,412	
Stationary Engineer 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
Stationary Engineer 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
Superintendent	1.0	1.0	\$ 99,336	\$ 29,801	\$ 99,336	\$ 29,801	\$ 129,137	
Truck Driver 2		0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
Warehouse Operator 3	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546	
NON CUSTODY TOTAL	116.0	116.0	\$ 1,814,892	\$ 544,468	\$ 5,967,756	\$ 1,790,327	\$ 7,758,083	

Health Services

CLINIC/MEDICAL TECH 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Mental Health	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Nursing	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Primary Med Care	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
CORR HLTH CR SP 2	3.0	3.0	\$ 88,200	\$ 26,460	\$ 264,600	\$ 79,380	\$ 343,980
CORR MEN HLTH CN 3	1.0	1.0	\$ 49,368	\$ 14,810	\$ 49,368	\$ 14,810	\$ 64,178
DENTAL ASSISTANT 2	4.0	4.0	\$ 50,004	\$ 15,001	\$ 200,016	\$ 60,005	\$ 260,021
DENTAL HYGIENIST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
DENTIST 2	2.0	2.0	\$ 111,468	\$ 33,440	\$ 222,936	\$ 66,881	\$ 289,817
FORMS & RCDS ANALYST 2	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
HCM 1	1.0	1.0	\$ 84,024	\$ 25,207	\$ 84,024	\$ 25,207	\$ 109,231
HCM 2	1.0	1.0	\$ 86,004	\$ 25,801	\$ 86,004	\$ 25,801	\$ 111,805
IMAGE TECH 1	1.0	1.0	\$ 48,792	\$ 14,638	\$ 48,792	\$ 14,638	\$ 63,430
LAB TECH 2	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
LPN 2	7.0	7.0	\$ 43,116	\$ 12,935	\$ 301,812	\$ 90,544	\$ 392,356
LPN 4	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356

BREMERTON

MEDICAL ASST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
MEDICAL TRANS 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
NURSE ASSISTANT	3.0	3.0	\$ 34,692	\$ 10,408	\$ 104,076	\$ 31,223	\$ 135,299
OFFICE SUPPORT SUP 1	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546
OFFICE ASSISTANT 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
OFFICE ASSISTANT 3	7.0	7.0	\$ 33,888	\$ 10,166	\$ 237,216	\$ 71,165	\$ 308,381
PHARMACIST 2	1.0	1.0	\$ 90,432	\$ 27,130	\$ 90,432	\$ 27,130	\$ 117,562
PHARMACIST CLINICAL	1.0	1.0	\$ 103,524	\$ 31,057	\$ 103,524	\$ 31,057	\$ 134,581
PHARMACY LEAD	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PHARMACY TECH	3.0	3.0	\$ 50,004	\$ 15,001	\$ 150,012	\$ 45,004	\$ 195,016
PHYSICIAN 3	3.0	3.0	\$ 178,272	\$ 53,482	\$ 534,816	\$ 160,445	\$ 695,261
PSYCH ASSOCIATE	6.0	6.0	\$ 59,400	\$ 17,820	\$ 356,400	\$ 106,920	\$ 463,320
PSYCH SOCIAL WORKER 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PSYCHIATRIST 4	2.0	2.0	\$ 163,536	\$ 49,061	\$ 327,072	\$ 98,122	\$ 425,194
PSYCHOLOGIST 3 (Not Lic)	2.0	2.0	\$ 64,008	\$ 19,202	\$ 128,016	\$ 38,405	\$ 166,421
PSYCHOLOGIST 4 (Lic)	2.0	2.0	\$ 81,936	\$ 24,581	\$ 163,872	\$ 49,162	\$ 213,034
REG NURSE 2	15.0	15.0	\$ 77,364	\$ 23,209	\$ 1,160,460	\$ 348,138	\$ 1,508,598
REG NURSE 3	3.0	3.0	\$ 85,332	\$ 25,600	\$ 255,996	\$ 76,799	\$ 332,795
SECRETARY SR	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
SECRETARY SUP	1.0	1.0	\$ 41,508	\$ 12,452	\$ 41,508	\$ 12,452	\$ 53,960
HEALTH SERVICES TOTAL	73.0	73.0	\$ 1,800,144	\$ 540,043	\$ 5,086,224	\$ 1,525,867	\$ 6,612,091
Staffing Costs	469.0	469.0	\$ 4,563,648	\$ 1,369,094	\$ 24,092,424	\$ 7,227,727	\$ 31,320,151
Staffing Goods/Services							\$ 1,641,500
DVC Cost							\$ -
Offender Programming							\$ 720,345
TOTAL W. REC. CENTER	469.0						\$ 33,681,996

Westside Reception Center

Costs

Mason CO site

ASD	FTEs	TOTAL	Salary per	Benefits per	A	B	Total
		FTEs	FTE	FTE			
Fiscal Analyst 1	3.0	3.0	\$ 42,036	\$ 12,611	\$ 126,108	\$ 37,832	\$ 163,940
Fiscal Analyst 2	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
Fiscal Analyst 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Analyst 4	1.0	1.0	\$ 56,544	\$ 16,963	\$ 56,544	\$ 16,963	\$ 73,507
Fiscal Tech 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
HRC3	2.0	2.0	\$ 58,656	\$ 17,597	\$ 117,312	\$ 35,194	\$ 152,506
HRCA2	2.0	2.0	\$ 42,588	\$ 12,776	\$ 85,176	\$ 25,553	\$ 110,729
Human Resource Manager	1.0	1.0	\$ 73,200	\$ 21,960	\$ 73,200	\$ 21,960	\$ 95,160
ITS3	3.0	3.0	\$ 64,740	\$ 19,422	\$ 194,220	\$ 58,266	\$ 252,486
ITS4	1.0	1.0	\$ 71,496	\$ 21,449	\$ 71,496	\$ 21,449	\$ 92,945
Local Business Advisor	1.0	1.0	\$ 71,124	\$ 21,337	\$ 71,124	\$ 21,337	\$ 92,461
Office Assistant 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PR/Supp Sp 2	2.0	2.0	\$ 35,484	\$ 10,645	\$ 70,968	\$ 21,290	\$ 92,258
Truck Driver	1.0	1.0	\$ 40,008	\$ 12,002	\$ 40,008	\$ 12,002	\$ 52,010
Warehouse Operator 1	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
Warehouse Operator 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 4	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
ASD TOTAL	27.0	27.0	\$ 713,724	\$ 214,117	\$ 1,272,156	\$ 381,647	\$ 1,653,803
Custody							
CORR CAPTAIN	1.0	1.0	\$ 75,864	\$ 22,759	\$ 75,864	\$ 22,759	\$ 98,623
CORR LT.	6.0	6.0	\$ 63,768	\$ 19,130	\$ 382,608	\$ 114,782	\$ 497,390
CORR OFFICER	209.0	209.0	\$ 45,252	\$ 13,576	\$ 9,457,668	\$ 2,837,300	\$ 12,294,968
CORR SGT.	37.0	37.0	\$ 50,004	\$ 15,001	\$ 1,850,148	\$ 555,044	\$ 2,405,192
CUSTODY TOTAL	253.0	253.0	\$ 234,888	\$ 70,466	\$ 11,766,288	\$ 3,529,886	\$ 15,296,174

MASON

Non Custody

Associate Superintendent	2.0	2.0	\$ 79,596	\$ 23,879	\$ 159,192	\$ 47,758	\$ 206,950
Chaplain	1.0	1.0	\$ 55,200	\$ 16,560	\$ 55,200	\$ 16,560	\$ 71,760
Classification Counselor 2	14.0	14.0	\$ 50,004	\$ 15,001	\$ 700,056	\$ 210,017	\$ 910,073
Classification Counselor 3	12.0	12.0	\$ 52,524	\$ 15,757	\$ 630,288	\$ 189,086	\$ 819,374
Clerical/Paraprofessional	21.0	21.0	\$ 41,040	\$ 12,312	\$ 861,840	\$ 258,552	\$ 1,120,392
Construction & Maint Project Sup	4.0	4.0	\$ 62,412	\$ 18,724	\$ 249,648	\$ 74,894	\$ 324,542
Cook A/C	8.0	8.0	\$ 41,040	\$ 12,312	\$ 328,320	\$ 98,496	\$ 426,816
Corr Records Manager	1.0	1.0	\$ 51,216	\$ 15,365	\$ 51,216	\$ 15,365	\$ 66,581
Corr Records Supervisor	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Corr Records Tech (Specialist)	6.0	6.0	\$ 46,428	\$ 13,928	\$ 278,568	\$ 83,570	\$ 362,138
Corr Specialist 3	7.0	7.0	\$ 54,504	\$ 16,351	\$ 381,528	\$ 114,458	\$ 495,986
Corr Specialist 4	4.0	4.0	\$ 60,120	\$ 18,036	\$ 240,480	\$ 72,144	\$ 312,624
Correctional Officer 2 (K-9)	1.0	1.0	\$ 45,288	\$ 13,586	\$ 45,288	\$ 13,586	\$ 58,874
Correctional Unit Supervisor	7.0	7.0	\$ 64,056	\$ 19,217	\$ 448,392	\$ 134,518	\$ 582,910
CPM	2.0	2.0	\$ 76,824	\$ 23,047	\$ 153,648	\$ 46,094	\$ 199,742
Custodian	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
Electrician Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Electronic Tech	3.0	3.0	\$ 47,616	\$ 14,285	\$ 142,848	\$ 42,854	\$ 185,702
Equipment Tech 4 (Auto Mech)	1.0	1.0	\$ 52,524	\$ 15,757	\$ 52,524	\$ 15,757	\$ 68,281
Food Manager (WGS)	1.0	1.0	\$ 48,168	\$ 14,450	\$ 48,168	\$ 14,450	\$ 62,618
Food Manager 1	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
Gard/Nurs Spec 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Gard/Nurs Spec 5	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Investigator 2	3.0	3.0	\$ 51,864	\$ 15,559	\$ 155,592	\$ 46,678	\$ 202,270
Investigator 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
ITS 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Locksmith	1.0	1.0	\$ 44,136	\$ 13,241	\$ 44,136	\$ 13,241	\$ 57,377
Maint Mech 4	3.0	3.0	\$ 57,972	\$ 17,392	\$ 173,916	\$ 52,175	\$ 226,091
OA3	2.0	2.0	\$ 33,888	\$ 10,166	\$ 67,776	\$ 20,333	\$ 88,109
Painter Supv	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

MASON

Plant Manager (WMS)	1.0	1.0	\$ 76,824	\$ 23,047	\$ 76,824	\$ 23,047	\$ 99,871
Plant Manager 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
Plumber/Plum/Pip/Stft Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Rec Athletic Spec 3	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
Rec Athletic Spec 4	0.0	0.0	\$ 51,864	\$ 15,559	\$ -	\$ -	\$ -
Safety Officer	1.0	1.0	\$ 57,240	\$ 17,172	\$ 57,240	\$ 17,172	\$ 74,412
Stationary Engineer 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Stationary Engineer 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Superintendent	1.0	1.0	\$ 99,336	\$ 29,801	\$ 99,336	\$ 29,801	\$ 129,137
Truck Driver 2		0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 3	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546
NON CUSTODY TOTAL	115.0	115.0	\$ 1,814,892	\$ 544,468	\$ 5,915,232	\$ 1,774,570	\$ 7,689,802

Health Services

CLINIC/MEDICAL TECH 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Mental Health	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Nursing	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Primary Medical Care	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
CORR HLTH CR SP 2	3.0	3.0	\$ 88,200	\$ 26,460	\$ 264,600	\$ 79,380	\$ 343,980
CORR MEN HLTH CN 3	1.0	1.0	\$ 49,368	\$ 14,810	\$ 49,368	\$ 14,810	\$ 64,178
DENTAL ASSISTANT 2	4.0	4.0	\$ 50,004	\$ 15,001	\$ 200,016	\$ 60,005	\$ 260,021
DENTAL HYGIENIST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
DENTIST 2	2.0	2.0	\$ 111,468	\$ 33,440	\$ 222,936	\$ 66,881	\$ 289,817
FORMS & RECORDS ANALYST 2	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
HCM 1	1.0	1.0	\$ 84,024	\$ 25,207	\$ 84,024	\$ 25,207	\$ 109,231
HCM 2	1.0	1.0	\$ 86,004	\$ 25,801	\$ 86,004	\$ 25,801	\$ 111,805
IMAGE TECH 1	1.0	1.0	\$ 48,792	\$ 14,638	\$ 48,792	\$ 14,638	\$ 63,430
LAB TECH 2	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
LPN 2	7.0	7.0	\$ 43,116	\$ 12,935	\$ 301,812	\$ 90,544	\$ 392,356
LPN 4	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
MEDICAL ASST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

MASON

MEDICAL TRANS 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NURSE ASSISTANT	3.0	3.0	\$ 34,692	\$ 10,408	\$ 104,076	\$ 31,223	\$ 135,299	
OFFICE SUPPORT SUP 1	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546	
OFFICE ASSISTANT 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
OFFICE ASSISTANT 3	7.0	7.0	\$ 33,888	\$ 10,166	\$ 237,216	\$ 71,165	\$ 308,381	
PHARMACIST 2	1.0	1.0	\$ 90,432	\$ 27,130	\$ 90,432	\$ 27,130	\$ 117,562	
PHARMACIST CLINICAL	1.0	1.0	\$ 103,524	\$ 31,057	\$ 103,524	\$ 31,057	\$ 134,581	
PHARMACY LEAD	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PHARMACY TECH	3.0	3.0	\$ 50,004	\$ 15,001	\$ 150,012	\$ 45,004	\$ 195,016	
PHYSICIAN 3	3.0	3.0	\$ 178,272	\$ 53,482	\$ 534,816	\$ 160,445	\$ 695,261	
PSYCH ASSOCIATE	6.0	6.0	\$ 59,400	\$ 17,820	\$ 356,400	\$ 106,920	\$ 463,320	
PSYCH SOCIAL WORKER 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PSYCHIATRIST 4	2.0	2.0	\$ 163,536	\$ 49,061	\$ 327,072	\$ 98,122	\$ 425,194	
PSYCHOLOGIST 3 (Not Licensed)	2.0	2.0	\$ 64,008	\$ 19,202	\$ 128,016	\$ 38,405	\$ 166,421	
PSYCHOLOGIST 4 (Licensed)	2.0	2.0	\$ 81,936	\$ 24,581	\$ 163,872	\$ 49,162	\$ 213,034	
REG NURSE 2	15.0	15.0	\$ 77,364	\$ 23,209	\$ 1,160,460	\$ 348,138	\$ 1,508,598	
REG NURSE 3	3.0	3.0	\$ 85,332	\$ 25,600	\$ 255,996	\$ 76,799	\$ 332,795	
SECRETARY SR	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
SECRETARY SUP	1.0	1.0	\$ 41,508	\$ 12,452	\$ 41,508	\$ 12,452	\$ 53,960	
HEALTH SERVICES TOTAL	73.0	73.0	\$ 1,800,144	\$ 540,043	\$ 5,086,224	\$ 1,525,867	\$ 6,612,091	
Staffing Costs	468.0	468.0	\$ 4,563,648	\$ 1,369,094	\$ 24,039,900	\$ 7,211,970	\$ 31,251,870	
Staffing Goods/Services							\$ 1,638,000	
DVC Cost							\$ -	
Offender Programming							\$ 720,345	
TOTAL W. REC. CENTER	468.0						\$ 33,610,215	

Westside Reception Center

Costs

Thurston Site ASD	TOTAL		Salary per	Benefits per			Total
	FTEs	FTEs	FTE	FTE	A	B	
Fiscal Analyst 1	3.0	3.0	\$ 42,036	\$ 12,611	\$ 126,108	\$ 37,832	\$ 163,940
Fiscal Analyst 2	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
Fiscal Analyst 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Analyst 4	1.0	1.0	\$ 56,544	\$ 16,963	\$ 56,544	\$ 16,963	\$ 73,507
Fiscal Tech 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
HRC3	2.0	2.0	\$ 58,656	\$ 17,597	\$ 117,312	\$ 35,194	\$ 152,506
HRCA2	2.0	2.0	\$ 42,588	\$ 12,776	\$ 85,176	\$ 25,553	\$ 110,729
Human Resource Manager	1.0	1.0	\$ 73,200	\$ 21,960	\$ 73,200	\$ 21,960	\$ 95,160
ITS3	3.0	3.0	\$ 64,740	\$ 19,422	\$ 194,220	\$ 58,266	\$ 252,486
ITS4	1.0	1.0	\$ 71,496	\$ 21,449	\$ 71,496	\$ 21,449	\$ 92,945
Local Business Advisor	1.0	1.0	\$ 71,124	\$ 21,337	\$ 71,124	\$ 21,337	\$ 92,461
Office Assistant 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
PR/Supp Sp 2	2.0	2.0	\$ 35,484	\$ 10,645	\$ 70,968	\$ 21,290	\$ 92,258
Truck Driver	1.0	1.0	\$ 40,008	\$ 12,002	\$ 40,008	\$ 12,002	\$ 52,010
Warehouse Operator 1	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 2	4.0	4.0	\$ 34,692	\$ 10,408	\$ 138,768	\$ 41,630	\$ 180,398
Warehouse Operator 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 4	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
ASD TOTAL	27.0	27.0	\$ 713,724	\$ 214,117	\$ 1,272,156	\$ 381,647	\$ 1,653,803
Custody							
CORR CAPTAIN	1.0	1.0	\$ 75,864	\$ 22,759	\$ 75,864	\$ 22,759	\$ 98,623
CORR LT.	6.0	6.0	\$ 63,768	\$ 19,130	\$ 382,608	\$ 114,782	\$ 497,390
CORR OFFICER	209.0	209.0	\$ 45,252	\$ 13,576	\$ 9,457,668	\$ 2,837,300	\$ 12,294,968
CORR SGT.	37.0	37.0	\$ 50,004	\$ 15,001	\$ 1,850,148	\$ 555,044	\$ 2,405,192
CUSTODY TOTAL	253.0	253.0	\$ 234,888	\$ 70,466	\$ 11,766,288	\$ 3,529,886	\$ 15,296,174

THURSTON

Non Custody

Associate Superintendent	2.0	2.0	\$ 79,596	\$ 23,879	\$ 159,192	\$ 47,758	\$ 206,950
Chaplain	1.0	1.0	\$ 55,200	\$ 16,560	\$ 55,200	\$ 16,560	\$ 71,760
Classification Counselor 2	14.0	14.0	\$ 50,004	\$ 15,001	\$ 700,056	\$ 210,017	\$ 910,073
Classification Counselor 3	12.0	12.0	\$ 52,524	\$ 15,757	\$ 630,288	\$ 189,086	\$ 819,374
Clerical/Paraprofessional	21.0	21.0	\$ 41,040	\$ 12,312	\$ 861,840	\$ 258,552	\$ 1,120,392
Construction & Maint Project Sup	4.0	4.0	\$ 62,412	\$ 18,724	\$ 249,648	\$ 74,894	\$ 324,542
Cook A/C	8.0	8.0	\$ 41,040	\$ 12,312	\$ 328,320	\$ 98,496	\$ 426,816
Corr Records Manager	1.0	1.0	\$ 51,216	\$ 15,365	\$ 51,216	\$ 15,365	\$ 66,581
Corr Records Supervisor	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Corr Records Tech (Specialist)	6.0	6.0	\$ 46,428	\$ 13,928	\$ 278,568	\$ 83,570	\$ 362,138
Corr Specialist 3	7.0	7.0	\$ 54,504	\$ 16,351	\$ 381,528	\$ 114,458	\$ 495,986
Corr Specialist 4	4.0	4.0	\$ 60,120	\$ 18,036	\$ 240,480	\$ 72,144	\$ 312,624
Correctional Officer 2 (K-9)	1.0	1.0	\$ 45,288	\$ 13,586	\$ 45,288	\$ 13,586	\$ 58,874
Correctional Unit Supervisor	7.0	7.0	\$ 64,056	\$ 19,217	\$ 448,392	\$ 134,518	\$ 582,910
CPM	2.0	2.0	\$ 76,824	\$ 23,047	\$ 153,648	\$ 46,094	\$ 199,742
Custodian	1.0	1.0	\$ 42,036	\$ 12,611	\$ 42,036	\$ 12,611	\$ 54,647
Electrician Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Electronic Tech	3.0	3.0	\$ 47,616	\$ 14,285	\$ 142,848	\$ 42,854	\$ 185,702
Equipment Tech 4 (Auto Mech)	2.0	2.0	\$ 52,524	\$ 15,757	\$ 105,048	\$ 31,514	\$ 136,562
Food Manager (WGS)	1.0	1.0	\$ 48,168	\$ 14,450	\$ 48,168	\$ 14,450	\$ 62,618
Food Manager 1	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
Gard/Nurs Spec 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Gard/Nurs Spec 5	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Investigator 2	3.0	3.0	\$ 51,864	\$ 15,559	\$ 155,592	\$ 46,678	\$ 202,270
Investigator 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
ITS 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Locksmith	1.0	1.0	\$ 44,136	\$ 13,241	\$ 44,136	\$ 13,241	\$ 57,377
Maint Mech 4	3.0	3.0	\$ 57,972	\$ 17,392	\$ 173,916	\$ 52,175	\$ 226,091
OA3	2.0	2.0	\$ 33,888	\$ 10,166	\$ 67,776	\$ 20,333	\$ 88,109
Painter Supv	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

THURSTON

Plant Manager (WMS)	1.0	1.0	\$ 76,824	\$ 23,047	\$ 76,824	\$ 23,047	\$ 99,871
Plant Manager 3	1.0	1.0	\$ 63,192	\$ 18,958	\$ 63,192	\$ 18,958	\$ 82,150
Plumber/Plum/Pip/Stft Supv	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Rec Athletic Spec 3	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
Rec Athletic Spec 4	0.0	0.0	\$ 51,864	\$ 15,559	\$ -	\$ -	\$ -
Safety Officer	1.0	1.0	\$ 57,240	\$ 17,172	\$ 57,240	\$ 17,172	\$ 74,412
Stationary Engineer 2	1.0	1.0	\$ 57,972	\$ 17,392	\$ 57,972	\$ 17,392	\$ 75,364
Stationary Engineer 3	2.0	2.0	\$ 57,972	\$ 17,392	\$ 115,944	\$ 34,783	\$ 150,727
Superintendent	1.0	1.0	\$ 99,336	\$ 29,801	\$ 99,336	\$ 29,801	\$ 129,137
Truck Driver 2		0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Warehouse Operator 3	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546
NON CUSTODY TOTAL	119.0	119.0	\$ 1,930,836	\$ 579,251	\$ 6,141,672	\$ 1,842,502	\$ 7,984,174

Health Services

CLINIC/MEDICAL TECH 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Mental Health	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Nursing	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Primary Medical Care	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
CORR HLTH CR SP 2	3.0	3.0	\$ 88,200	\$ 26,460	\$ 264,600	\$ 79,380	\$ 343,980
CORR MEN HLTH CN 3	1.0	1.0	\$ 49,368	\$ 14,810	\$ 49,368	\$ 14,810	\$ 64,178
DENTAL ASSISTANT 2	4.0	4.0	\$ 50,004	\$ 15,001	\$ 200,016	\$ 60,005	\$ 260,021
DENTAL HYGIENIST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -
DENTIST 2	2.0	2.0	\$ 111,468	\$ 33,440	\$ 222,936	\$ 66,881	\$ 289,817
FORMS & RECORDS ANALYST 2	1.0	1.0	\$ 43,116	\$ 12,935	\$ 43,116	\$ 12,935	\$ 56,051
HCM 1	1.0	1.0	\$ 84,024	\$ 25,207	\$ 84,024	\$ 25,207	\$ 109,231
HCM 2	1.0	1.0	\$ 86,004	\$ 25,801	\$ 86,004	\$ 25,801	\$ 111,805
IMAGE TECH 1	1.0	1.0	\$ 48,792	\$ 14,638	\$ 48,792	\$ 14,638	\$ 63,430
LAB TECH 2	1.0	1.0	\$ 47,616	\$ 14,285	\$ 47,616	\$ 14,285	\$ 61,901
LPN 2	7.0	7.0	\$ 43,116	\$ 12,935	\$ 301,812	\$ 90,544	\$ 392,356
LPN 4	1.0	1.0	\$ 46,428	\$ 13,928	\$ 46,428	\$ 13,928	\$ 60,356
MEDICAL ASST	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -

THURSTON

MEDICAL TRANS 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NURSE ASSISTANT	3.0	3.0	\$ 34,692	\$ 10,408	\$ 104,076	\$ 31,223	\$ 135,299	
OFFICE SUPPORT SUP 1	1.0	1.0	\$ 38,112	\$ 11,434	\$ 38,112	\$ 11,434	\$ 49,546	
OFFICE ASSISTANT 2	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
OFFICE ASSISTANT 3	7.0	7.0	\$ 33,888	\$ 10,166	\$ 237,216	\$ 71,165	\$ 308,381	
PHARMACIST 2	1.0	1.0	\$ 90,432	\$ 27,130	\$ 90,432	\$ 27,130	\$ 117,562	
PHARMACIST CLINICAL	1.0	1.0	\$ 103,524	\$ 31,057	\$ 103,524	\$ 31,057	\$ 134,581	
PHARMACY LEAD	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PHARMACY TECH	3.0	3.0	\$ 50,004	\$ 15,001	\$ 150,012	\$ 45,004	\$ 195,016	
PHYSICIAN 3	3.0	3.0	\$ 178,272	\$ 53,482	\$ 534,816	\$ 160,445	\$ 695,261	
PSYCH ASSOCIATE	6.0	6.0	\$ 59,400	\$ 17,820	\$ 356,400	\$ 106,920	\$ 463,320	
PSYCH SOCIAL WORKER 3	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
PSYCHIATRIST 4	2.0	2.0	\$ 163,536	\$ 49,061	\$ 327,072	\$ 98,122	\$ 425,194	
PSYCHOLOGIST 3 (Not Licensed)	2.0	2.0	\$ 64,008	\$ 19,202	\$ 128,016	\$ 38,405	\$ 166,421	
PSYCHOLOGIST 4 (Licensed)	2.0	2.0	\$ 81,936	\$ 24,581	\$ 163,872	\$ 49,162	\$ 213,034	
REG NURSE 2	15.0	15.0	\$ 77,364	\$ 23,209	\$ 1,160,460	\$ 348,138	\$ 1,508,598	
REG NURSE 3	3.0	3.0	\$ 85,332	\$ 25,600	\$ 255,996	\$ 76,799	\$ 332,795	
SECRETARY SR	0.0	0.0	\$ -	\$ -	\$ -	\$ -	\$ -	
SECRETARY SUP	1.0	1.0	\$ 41,508	\$ 12,452	\$ 41,508	\$ 12,452	\$ 53,960	
HEALTH SERVICES TOTAL	73.0	73.0	\$ 1,800,144	\$ 540,043	\$ 5,086,224	\$ 1,525,867	\$ 6,612,091	
Staffing Costs	472.0	472.0	\$ 4,679,592	\$ 1,403,878	\$ 24,266,340	\$ 7,279,902	\$ 31,546,242	
Staffing Goods/Services							\$ 1,652,000	
DVC Cost							\$ -	
Offender Programming							\$ 720,345	
TOTAL W. REC. CENTER	472.0						\$ 33,918,587	