

January 12, 2022

## YOUNGSTOWN OFFICE

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Mr. Patrick Herron  
County Administrator  
Wayne County  
428 West Liberty Street  
Wooster, Ohio 44691

Dear Mr. Herron,

Please accept this letter as our analysis of a rational budget if you were to build a New Jail, presumably outside the City of Wooster proper – comparable in program to that used in your grant application, from our recent communication with you dated October 12, 2021, and prior to that on May 26, 2021.

Our driving metric is the number of inmates to be accommodated in hard individual cells (48), lower security general population spaces (166), medical and mental health beds (18), and segregation cells (16) unassigned as Jail Capacity – but required for operations and management of inmates. The total of licensed beds would be 214, the total beds available (including medical, mental health and segregation) would be 248. There will also be multiple short term lockdown rooms scattered throughout the facility (4-6) which are not accounted for in the bed totals. Additional space required for New Construction would include a full-service intake and release center to process inmates, along with an associated Sallyport.

## ARCHITECTURE INTERIOR DESIGN PLANNING

There will be an eternal debate with respect to how to handle general population beds. For this comparison, we are maintaining the same proportional split of private cells and general population. It is unknown if future state standards will be changed to require individual cells, and until that point, we cannot assume a change.

Using generally accepted standards for programming square footage for a full-service county jail we assign +/- 400 sf per inmate if held in cells. If held in a congregate setting, i.e., work release/minimum security, that number can be reduced to 300 sf per inmate.

Programmed numbers for Wayne County are 82 hard cells/inmates (@ 400sf per) equating to 32,800 sf. The remaining 166 inmates (@300sf per), not held in hard cells equates to 49,800 s.f. That drives a total building size of 82,600 s.f. Using \$400 per square foot for new construction, that drives a Building Only cost of \$33,040,000.

This does NOT include site costs, which at this point are undefinable. Chief among them, if the site is rural, would be to access utilities. Assuming water and electric could be run to the site at some predictable cost per lineal foot, a water tower and treatment plant would be probable. Transportation costs, chiefly ushering prisoners to their court appearances, will be significantly increased. As placeholders, for those that eventually apply, please use the following line item budget figures:

WATERLINE – Assume 1500 feet off road, 8” -10” waterline...\$300,000-\$400,000. For this please budget ...\$350,000. If a well and water tower were necessary in lieu of a waterline, costs would likely be similar, therefore, no change in budget.

SANITARY SEWER – For an 8” gravity flow sewer, 10’ deep with some intermediate manholes – use a budget of \$150,000

WASTEWATER TREATMENT PLANT – If there is no sanitary sewer in the region, a Wastewater Treatment Plant is likely to be required. A 90,000 s.f. building, with +/- 300 occupants would drive approximately 300GPD of Wastewater. Budget \$500,000.

SANITARY SEWERPUMP STATION - If the property is in a low lying area, it is possible that a pump station in combination with a force main pipe system will be required. Assuming a peaking factor of 5, we estimate a 100 GPM pump station. Budget \$500,000 for the pump station, an Emergency Generator and 1,500 lineal feet of 3” force main. **DELETE THIS LINE ITEM IF WATER TREATMENT PLANT OPTION IS REQUIRED.**

IF THE SHERIFF'S DEPARTMENT relocates with the Jail (current size approximately 11,500 s.f.) and built for \$250 p.s.f. the budget would be \$2,875,000.

Assume 100 car lighted parking area, with water retention for parking and building footprint – Budget \$750,000

For the option at the existing Jail site, we held a 10% contingency for design and construction – and NO Owners Contingency. As this is new construction, we would reduce the contingency to 5%.

Because the prior proposal included renovation of approximately 45,000 square feet of the current Jail, we have included a relative factor – recognizing that approximately 18,500 square feet of space in the current jail that are hard constructed individual cells, Laundry and Kitchen which would need to be demolished for re-assignment within the Existing Building, as their current configurations are largely single purposed. As this is heavy construction, please budget \$60 p.s.f. to demo, clean and patch for future use...or \$1,080,000. As the vast majority of the building will require major systems upgrades...Mechanical, Electrical, Plumbing, Fire Protection and Technology, without knowing what departments /programs/uses will be assigned, it is not rational to assign a cost. If you were to upgrade the building to general office standards, we would suggest budgeting no less than \$200 per square foot for these systems – as renovating in existing construction is likely more expensive than new, for systems which are gutted and reworked in an existing structure. If you renovated approximately 2/3 of the existing 46,259 sf, i.e. +/- 31,000s.f. – or \$6,200,000.

TOTAL BUDGET OVERVIEW

Jail – construction only	\$33,040,000
Probable Waterline	\$ 350,000
Probable Sanitary Sewer	\$ 150,000
Sheriff's Department	\$ 2,875,000
<u>Parking and Water Retention</u>	<u>\$ 750,000</u>
SUBTOTAL	\$37,165,000
Contingency @5%	\$ 1,858,250
SUBTOTAL	\$39,023,250
Cost to retrofit existing jail <u>(\$7,280,000 + 10% contingency of \$780,000)</u>	\$ 8,008,000
TOTAL:	\$47,031,250

A waste water treatment plan **OR** a pump station may be required depending on the site. If so, please budget \$500,000.

The above information is the result of cross-referencing trending corrections costs, and general building costs. All are approximations and have some room above and below all budgets. We believe the margins to be +/- 12% in either direction but emphasize that market conditions at the time of bidding are more unpredictable than at any time in modern history. However, the relative costs should not change. Although the costs provided in May of 2021 would be revised modestly upward to some degree based on commodity and supply chain issues, the percentage of the differential should remain valid...i.e. the New Greenfield project would likely incur +/- 40% more in Capital Outlay.

Sincerely,  
Gregg Strollo, AIA



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