



Union County Jail Program Options Presentation



May 19, 2025

Estimated Space Needs

Union County Detention Center				
FACILITY SPACE SUMMARY				
Code	Component	400-Beds	500-Beds	Difference
		Total Sq Ft.	Total Sq Ft.	
1.000	PUBLIC ENTRANCE AND LOBBY	984	984	-
2.000	VISITATION	1,112	1,112	-
3.000	MAGISTRATE	2,133	2,133	-
4.000	ADMINISTRATION	3,950	3,950	-
5.000	STAFF SUPPORT	11,331	11,331	-
6.000	SECURITY ADMINISTRATION	13,606	13,606	-
7.000	BOOKING, TRANSPORT AND RELEASE	13,199	13,199	-
8.000	HEALTH SERVICES	7,533	7,533	-
9.000	FOOD SERVICE	5,603	5,603	-
10.000	LAUNDRY	1,708	1,708	-
11.000	HOUSING SUPPORT	4,919	7,379	2,460
12-13.000	HOUSING	102,720	130,947	28,227
14.000	BUILDING SUPPORT	10,902	10,902	-
Totals:		179,700	210,387	30,687

Project Cost Estimate – 400 beds/600 core

- Estimated Square Footage: 180,000 square feet
 - Square feet per bed: 450 square feet
- Estimated Construction Cost: \$115,056,000 (\$640/sf)
- Estimated Soft Costs (15%): \$20,304,000
- Estimated Escalation (3% for 2 years): \$8,640,000

- Total Estimated Project Cost: **\$144,000,000**

Project Cost Estimate – 500 beds/600 core

- Estimated Square Footage: 211,000 square feet
 - Square feet per bed: 422 square feet
- Estimated Construction Cost: \$134,631,500 (\$640/sf)
- Estimated Soft Costs (15%): \$23,758,500
- Estimated Escalation (3% for 2 years): \$10,110,000

- Total Estimated Project Cost: **\$168,500,000**

Estimated Staffing Requirements

Staff Position	400-Bed Staffing	500-Bed Staffing	Delta
Jail Administrator	1	1	0
Assistant Administrator	1	1	0
Lieutenant	5	5	0
Sergeant	11	11	0
Corporal	1	1	0
Detention Deputy	103	126	23
Administrative Positions	7	7	0
Total:	129	152	23

Estimated Staffing Costs

264 Bed (Current 73 staff): **\$7,320,390**

400 Bed (129 staff): **\$12,900,000***

500 Bed (152 staff): **\$15,200,000***

*based on current operational cost with no escalation

Estimated Building Operational Costs

264 Bed (current): **\$5,800,345** / 68,870sf = \$84/sf

400 Bed: \$84/sf x 180,000sf = **\$15,120,000***

500 Bed: \$84/sf x 211,000sf = **\$17,724,000***

*based on current operational costs with no escalation

Current Direct Operating Costs

Operating	2,020,828
Food	733,628
Medical	2,941,689
Outsourced Housing	<u>104,200</u>
Total =	\$5,800,345

Total Estimated Operational + Staffing Costs

264 Bed (current): \$13,120,735

\$7,320,390 (staff) + \$5,800,345 (operating)

400 Bed: \$28,020,000

\$12,900,000 (staff) + \$15,120,000* (operating)

Increase from current = \$14,899,265

500 Bed: \$32,924,000

\$15,200,000 (staff) + \$17,724,000* (operating)

Increase from current = \$19,803,265

*based on current operational costs with no escalation