

# Skagit County Community Report



Skagit County Government

www.skagitcounty.net

Spring 2015



This is an architect's rendering of the new Skagit County Jail to be located on Old Highway 99 in South Mount Vernon (foreground). Phase One of the Jail Project features 400 beds (gray portion of building, left foreground), with room to add another 400 beds in the future.

## New Jail on Track to Open in Spring 2017

**H**urdles continue to fall enroute to construction of a new, 400-bed County Jail designed with room to grow.

Skagit County voters responded in August 2013 with a 73 percent approval of a three-tenths of 1 percent increase in local sales tax to be used for the construction, maintenance and operation of a \$60 million jail/courtroom facility.

Since that time the Skagit County Board of Commissioners and Sheriff Will Reichardt have continued to partner with surrounding cities and miscellaneous government agencies to put project milestones in the rear view mirror.

That process, which included analysis and selection of a building site, has featured ongoing opportunity for public review, inquiry and response.

Major project milestones following voter approval included selection and rezone of a south Mount Vernon building site known as the Truck

City/Suzanne Lane site.

An Essential Public Facilities (EPF) permit was issued by the City of Mount Vernon in the Fall of 2014. In partnership with the state Department of Ecology, Skagit County also conducted an environmental analysis of the site.

A "prospective purchaser consent decree," which is a judge's order intended to protect the buyer, was signed earlier this year. A cleanup/monitoring program was also approved. Final purchase of all parcels associated with the project was finalized on January 14, 2015. Skagit County has applied for Ecology grant funds to pay for up to 90 percent of design, cleanup and monitoring costs.

Concurrent with project elements related to rezone, purchase and environmental mitigation, a Skagit County Jail Project team has made great strides in a design phase that will provide the detail necessary to seek construc-

tion bids (see article, page 4).

Those traveling by the future jail site on Old Highway 99 will soon see activity related to demolition and underground cleanup. Site preparation will continue into Spring of this year, with construction slated to begin in the Fall.

Plans call to complete construction in early Spring 2017, with training and systems checks to follow before transfer of operations in early May.



Former Truck City site, as viewed from Old Highway 99

# Need for Jail Inspires Regional Partnerships

For several years, local leaders have partnered in efforts to see that a new Skagit County Jail is funded and constructed. That partnership contributed to overwhelming approval of the August 2013 sales tax initiative that will fund the design, construction and operation of the new Jail.

Commissioners and mayors rallied behind the three-tenths of 1 percent sales tax proposal. City council members also gave unanimous support to the proposal (among four councils: 27 “yes” votes, 0 “no” votes).

Since that time partnership efforts have continued on several fronts. The City of Mount Vernon, for example, played a lead role in consideration of Skagit County’s bids to 1) narrow down the selection of a building site and 2) win approval of rezone and Essential Public Facilities (EPF) permit bids necessary to move forward with purchase of the \$1.3 million, 10.4-acre site known as the Truck City/Suzanne Lane site.

Local communities have been represented in jail finance and planning deliberations among groups including the Skagit Council of Governments (SCOG), Skagit County Jail Finance Committee and the Skagit County Law & Justice Council. Also participating in more than one dozen design sessions with Jail Project Manager Marc Estvold and County consultant DLR Group were representatives of the court system and local police departments.

“Everyone recognizes that the decisions we make today will impact delivery of services for years to come,” said Estvold. “We appreciate the commitment evidenced by all of those who have contributed to the process.”



Elected officials from throughout Skagit County have partnered to advocate for a new County Jail. Pictured above are (seated, l. to r.) Mount Vernon Mayor Jill Boudreau, Burlington Mayor Steve Sexton, Anacortes Mayor Laurie Gere; (standing, l. to r.) County Commissioner Ron Wesen, Sedro-Woolley Mayor Mike Anderson, County Commissioner Lisa Janicki, LaConner Mayor Ramon Hayes, Hamilton Mayor Joan Cromley and Skagit County Sheriff Will Reichardt. Not pictured: County Commissioner Ken Dahlstedt.

‘Public support has been tremendous’

## Team Leaders Hail Contributions to New Jail Process

As the Skagit County Jail Project continues to unfold, Sheriff Will Reichardt, Jail Chief Charlie Wend and Project Manager Marc Estvold continue to gather input about how the building

will be configured. In conjunction with consultant DLR Group, vital decisions must be made about every square foot of the facility interior.

“Our goal is to make the best possible use of space in the new building,” said Reichardt, “doing our best to accommodate the needs of jail staff as well as related users including judges and

attorneys, counselors and families.

“This is everybody’s jail,” he said. “Members of the Jail Finance and Facilities committees, with representation from the entire County, have been very helpful. The media has been great too, helping us to put the word out about the need for a new jail and then helping to keep the public informed about the process. Public support has been tremendous. We need this jail, and we want to do it right.”

“Our new facility will present many opportunities,” said Wend, “from safety and efficiency to improved services. To our great benefit, we have shared from the expertise

of DLR and from people like those running the SCORE (South Correctional Entity) facility in King County. They have been very open with details about what’s working well, things that could have been done differently.”

“I have gained a whole new respect for our law enforcement community,” said Estvold. “Especially for Sheriff Reichardt and Jail Chief Wend and their staff. Their experience, patience and commitment to a top quality corrections system have made this process positive and productive.”

The project manager also extended thanks to the Skagit County Board of Commissioners.

“The County’s commitment from the outset has been to invite as many people as possible into the process, from site selection to funding, design and integration. They have embraced the challenge of systematically moving forward with input from all corners of the County, to the benefit of the project and those it will serve.”



Sheriff Will Reichardt



Jail Chief Charlie Wend



## Skagit County Jail Project



### Jail + On-Site Courtroom, Space to Grow

The initial Skagit County Jail construction project will include an on-site, 100-seat courtroom as well as residential spaces and areas for jail support and programs. Jail housing units will consist of seven celled "pods" and four "pods" of alternative housing, with an initial capacity of 400 inmates. Future construction on the 10.4 acres site will be an additional 400-bed housing unit connected to the 108,000 sq. ft. first-phase facility. Core theme of the project, from design to operation, is "Safety and Security."

### Approval Design Construction Timeline 2013 - 2017

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7
<b>Environmental Impact Statement (EIS) and Rezone</b> 10 Months (Included selection of site)  ✓ Complete April 28, 2014	<b>Essential Public Facilities (EPS) Siting</b> 3 Months  ✓ Complete August 26, 2014	<b>Schematic Design</b> 2 Months ✓ Complete July 28, 2014  <b>Design Development</b> 3 Months  ✓ Complete December 8, 2014	<b>Environmental Analysis</b> Prospective Purchaser Consent Agreement with Dept. of Ecology Approved cleanup & monitoring plan ✓ Complete 2014  <b>On-site cleanup</b> 1 Month Estimated Completion June 2015	<b>Construction Documents</b> 3 Months (Includes bid construction documents and building permit process, estimated 40 days)  Projected Completion May 2015	<b>Bidding</b> 2 1/2 Months  Projected Completion July 2015	<b>Construction</b> 21 Months (Includes 40-day shutdown and move; systems checks and staff training)  Projected Construction Completion February 2017 Jail Operational May 2017

# New Jail Will Offer Space for Vital Programs

By Jail Chief Charlie Wend

Evidence is clear regarding the impact of inmate programming on criminal behavior: Incarceration alone does not deter future criminal behavior. Targeted intervention does.

In addition to this fact, Skagit County residents have been vocal about their desire to see more programming in the new Skagit County Jail.

Recognizing these facts, Skagit County is working to introduce into the new jail meaningful programs designed to reduce the number of individuals who repeatedly return to jail in our county.

Already, the Skagit County Jail has the only federally funded substance abuse treatment program in the State of Washington. The Residential Substance Abuse Treatment program (RSAT) provides help to current inmates working to eliminate the addictions that in many cases fuel criminal behavior.

Given new space in the new jail, Skagit County will expand upon this program, at the same time introducing other "evidence based" and "best

practice" programs designed to further decrease the numbers of inmates repeatedly returning to jail.

Discussions are underway with jail planners to develop partnerships with other agencies and entities to present opportunities for inmates to participate in education programs, faith-based programs, work/employment skills development, etc., so that the cycle of release and return to jail is broken.

Skagit County is committed to employing those strategies best suited to individual risk, and need, in order to best accomplish this outcome.

From drug addiction, to illiteracy, to mental health problems, the Skagit County Jail staff intends to identify and address the behaviors, whenever possible, that compel individuals to commit criminal acts.

The federal government, Skagit County Commissioners, the Skagit County Sheriff and Skagit Valley College have already devoted resources to programs meant to assist members of this community who are in

jail working to turn their lives around and become productive members of this community. Our commitment is to continue those efforts and to continue to seek positive outcomes for those desiring to lead productive, crime-free lives.



Sheriff's Office Sergeant Ron Coakley (standing) makes a report regarding Skagit County Jail alternatives programs. A new jail will provide space for additional programs not currently available because of space limitations.

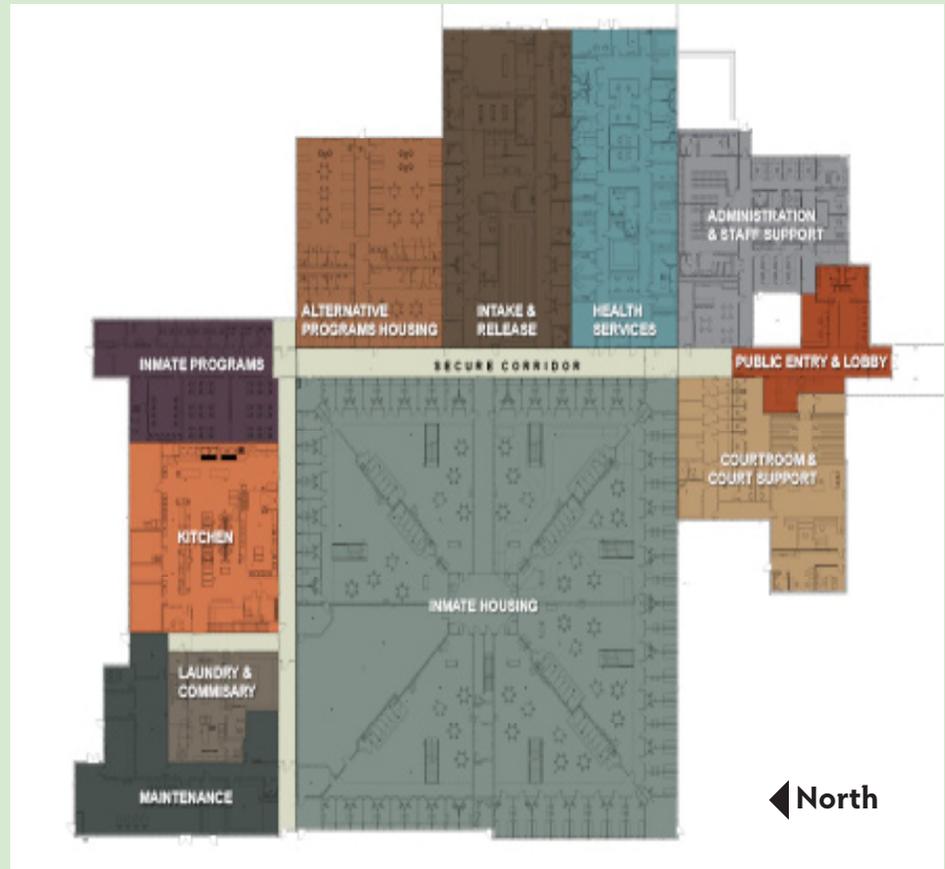


Pictured at a recent Skagit County Jail Design Team meeting are (left to right) Ron Kitchener, (Skagit County Facilities Supervisor) Charlie Wend (Jail Commander) and Deanna Randall-Secret (Jail Lieutenant). On the right are representatives of DLR Group, project architects contracted by Skagit County.

## Jail Bonds Sold Late Last Year

**A** November 2014 bond sale for the Skagit County Jail project resulted in a total of eight bids from institutions around the country, with only 0.1349 percent in True Interest Cost (TIC) separating the high and low bids. The winning bidder was a group of banks led by Jefferies LLC including Fidelity Capital, UBS, Raymond James, and others. The final bond structure has a TIC of 3.65 percent. Debt service payments range from \$3,415,600 down to \$3,410,400, which aligns with projections. Please feel free to contact Trisha Logue (trishal@co.skagit.wa.us) if you have any questions.

## Two-Phase Project in South Mount Vernon to Replace 30-Year-Old Downtown Jail



## Campus Features Room for Growth

**T**he graphic above illustrates general details associated with the future site of a two-phase Skagit County Jail with initial construction to accommodate 400 inmates. Access to the 10.4-acre site will be from Old Highway 99, which runs parallel with I-5. The main public access is oriented to the southwest, with a courtroom directly off the main lobby to minimize the distance of travel for the public. Video visitation stations for the public will be provided in the lobby. Public parking will accommodate 67 vehicles; a separate secure parking area will feature 44 stalls to

## Building Design Elements Include:

- ◀ Square footage: 107,800 sq. ft.
- ◀ Inmate areas close together to minimize response time
- ◀ Clear lines of sight
- ◀ State-of-the-art systems, from Wi-Fi and video technology to heating and ventilation units; heat recovery; standby emergency generator
- ◀ A variety of inmate cell sizes: singles/48 beds; doubles/80 beds; quads/192 beds
- ◀ Medical area: 8 beds; Alternative Program area: 72 beds
- ◀ Public parking: 67 stalls
- ◀ Construction materials selected for long-term durability
- ◀ 146 security cameras, inside and out; infrastructure to add 110 additional cameras (total coverage, including camera in every cell)
- ◀ Secure perimeter construction with precast concrete panels
- ◀ A health services area to minimize outside travel
- ◀ Exterior service access to the jail through a loading dock and secured sally port



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The Board of Commissioners generally meets each Monday and Tuesday for regularly scheduled agenda items. Agendas are available on the website in the "Agenda" section, or you can listen to a recorded agenda for the upcoming week by calling (360) 419-7600.