

EXECUTIVE SUMMARY

INTRODUCTION

This report is a Washoe County Sheriff Office master plan. This master plan considered the physical plant capacity of existing facilities and compared the existing capacity against the Washoe County population projections through year 2037. The planning team used the various Washoe County population projection sources, with the listed criteria and projected a need for housing, operations and core facilities over a 20 year period. This report largely focused on the planning for the Sheriff's facility located at 911 Parr Boulevard Reno, Nevada. The planning team divided the three key areas into manageable components as follows:

- Administration
- Operations
- Detention

A key component for this report was time spent with each department at the Parr Boulevard campus. Although the primary focus of this report is based on planning efforts for the Parr Boulevard facility, this report includes additional analysis and recommendations for several off campus facilities such as:

- Raven
- Longley
- ATAC
- Additional outer satellite facilities

This report is organized with our findings and recommendations based on a 20 year needs assessment/master plan. This information was used by the Arrington Watkins Architects planning team in the establishment of trends for growth and for the planning of short and long term needs of the Washoe County Sheriff's Department for infrastructure, increased inmate capacities and facility support space.

Two additional key tasks required of this report was the re-evaluation and proofing for the facility master plan developed by a consultant in 2001 and the space utilization study performed by a firm in 2008.

This report used the following planning tasks and processes:

- Task 1 - Concept Design Workshop
- Task 2 - Facility Data Gathering
- Task 3 – Developed Criteria, Analysis and Recommendations including Concept Programming
- Task 4 - Facility Planning
- Task 5 - Final report

This report summarized both the short and long term needs up to 20 year growth into 2037 for required increased capacity related to the following major facility areas:

- Forensic Laboratory
- Medical Infirmary
- Kitchen/Laundry support services
- Programming space
- Planned additional detention bed space
- Increased staff and public parking space
- Renovation of various off campus support facilities
- Detention bed space

The planning team's approach involved a variety of professionals with experience in planning, design, operations, projections, corrections/detention, criminal justice design and cost estimating in very specific tasks that are defined in this document. The team evaluated the WCSO physical facilities for economic expansion, highest and best use and utilization efficiency. Included in this report are several recommendations for increasing the physical plant building footprint at the 911 Parr Boulevard facility including increased bed space to keep up with the projections through 2037. For each of the various sections of the facility the planning team used the following processes to arrive at the final recommendations contained in this report:

DATA GATHERING

- Review of WCSO and WCCSD Floor Plans and Facility Condition Analysis Reports
- Review of the Physical Plant inventory through a site visit to the facility
- Determined number of dorm beds plus number of cell rooms
- Review of average length of stay documents from the WCSO beginning July 2010
- Review of number of bookings per month beginning January 2008 through December 2016
- Review of average daily populations by year beginning 2009 through June 2017 as provided by the WCSO
- Review of WCSO documents including 4 types of population projections through the year 2030. Because this is a 20 year growth plan, it was necessary for the planning team to extrapolate the future population into the year 2037

CRITERIA

- Cell housing is full at 1.50 inmates per cell
- Dormitory housing is full at 1 inmate per bed
- Sound correctional practices (e.g., line of sight) and can the configuration for expansion occur in a manner that eliminates potential blind spots
- Physical Plant Inventory: Number of dorms (1 inmate per bed) + number of cells
- Establishment of the correct cell bed factor - Description of the Cell Bed Factor. A cell pod will be considered full for any bed above the established cell bed factor
- Identification of all cell beds above the established cell bed factor
- Comparison of national trends for forensic lab and operations design criteria

ANALYSIS

This section includes the following information the planning team used in the analysis for future expansion requirements based on the growth of Washoe County:

- Population projects through the year 2037
- Number of bookings per year
- Average length of stay (ALOS)
- Review of the WCSO occupancies and classifications - This report used various documents provided by the WCSO team in this analysis - See multiple spreadsheets below
- Review of projection as a function of increased Washoe County population
- Capacity VS Projections - Comparison of available bed space VS estimated projections
- Developed calculations for required additional capacity to keep up with the projections thorough 2037
- Benchmarking Washoe County
- Utilization Efficiency Analysis

RESULTS

- Determined approximate SF building footprint increases required to keep up with the current population projections through the year 2037
- Developed approximate cost estimates
- Sorted the various project needs by priority including identifying projects with an immediate need versus those projects that be pushed back

RECOMMENDATIONS

Final recommendations include the following projects:

High Priority

- Medical Infirmary
- Forensic Laboratory
- Parking Structure
- Kitchen/Laundry expansion
- New Housing - Year 2021
- Increased programming Year 2021
- Increased housing - 2031

Lower Priority

- Increase patrols division including combining several functions now residing at the Parr Boulevard facility to a combined remote location

Approximate Costs

The various projects identified over the next 20 years have a combined design and construction cost of \$260 Million. These costs include:

- The SF costs include estimated total project costs comprising construction, contingency (approximately \$15M), escalation @ 3% per annum (For 20 years totalling approximately \$31M)
- Project soft costs @ approx. 30% per project (approximately \$63M)