



COUNTY of OCONEE

Report of Detention Needs Assessment to County Council

October 27, 2009

27613061P

GOALS OF DETENTION STUDY

1. TO ASSESS AND DOCUMENT CURRENT DEFICIENCIES AND PROJECT FUTURE NEEDS OF THE OCONEE COUNTY DETENTION CENTER.
2. IDENTIFY OPTIONS AND DEVELOP CONCEPTS TO ADDRESS NEEDS ON THE EXISTING SITE.
3. ESTIMATE COSTS BASED ON PRELIMINARY STUDY FINDINGS FOR EACH OPTION.
4. PROVIDE A BASIS FOR THE COUNTY TO MAKE DECISIONS ABOUT THE MOST FEASIBLE OPTION TO PROCEED WITH SCHEMATIC DESIGN THROUGH CONSTRUCTION BID DOCUMENTS.

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PROCESS IN PLANNING OPTIONS

1. WORKED WITH DETENTION PLANNING COMMITTEE AND DETENTION STAFF THROUGH A SERIES OF MEETINGS AND TOURS.
2. ASSESSED CURRENT FACILITY BASED ON SC MANDATORY JAIL STANDARDS, THE INTERNATIONAL EXISTING BUILDINGS CODE 2006 AS ADOPTED BY THE SC STATE FIRE MARSHAL.
3. BASED FUTURE BED NEEDS ON FORECASTED POPULATION/DETENTION HISTORICAL DATA.
4. PROGRAMMED SPACES IN COMPLIANCE WITH SC MANDATORY JAIL STANDARDS AND EXPERIENCE WITH SIMILAR SC PROJECTS.
5. DEVELOPED COST ESTIMATES BASED ON RECENT BIDS OF SIMILAR PROJECTS IN SC AND

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CURRENT SPACE DEFICIENCIES

- ✦ Opened in 1978
- ✦ Sized for 122
- ✦ Approximately 18,700 SF detected
- ✦ ADP YTD 158 and increasing each year
- ✦ Peaking at 205



The facility lacks both beds and core support for current, future population needs:

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CURRENT SPACE DEFICIENCIES



Housing is crowded. Does not provide proper classification and separation of inmates. Lacks female housing.

CURRENT SPACE DEFICIENCIES

OTHER DEFICIENCIES:

- No close supervision cells in booking for suicidal, mentally disturbed
- Does not comply with fire safety codes—no smoke removal or sprinkler systems
- Security system and cameras are out of date
- Not ADA compliant
- Linear cell lay out creates inefficient staff not able to adequately supervise
- Core spaces (kitchen, laundry, booking) sized too small

CURRENT SPACE DEFICIENCIES



Booking & Property Storage Not Adequate for Current Nor Future Population

CURRENT SPACE DEFICIENCIES

Medical section is too small for growing population.



Kitchen & laundry are woefully inadequate; can't support addition.

CURRENT SPACE DEFICIENCIES



Holding Cells and Housing Units are Located Remotely in Linear Design Creating Risk and Staff Inefficiency.

4/20/05

LINEAR, REMOTE VERSUS PODULAR DIRECT

LINEAR DESIGN

The Oconee County Detention Facility is a linear, remote supervision design, typical of the 1970's and earlier. Characterized by:

- Six to eight cells arranged in small "cellblocks" off each side of a corridor.
- Officers move through corridors to make scheduled rounds to view inmates through bars and solid doors.
- Inmates are unsupervised and unobserved most of the time- reactive vs. proactive.
- More assaults, both inmate on inmate and on staff, vandalism, suicides, and contraband.

Linear Remote Design



4/20/05

LINEAR, REMOTE VERSUS PODULAR DIRECT

PODULAR:

Since the 1980's a newer layout called Podular Design is used.

- Units or "pods" composed of individual cells with beds or open cubicles arranged around a common dayroom of 45-64 inmates.
- Most services (visits, programs, meals, located on the pod reducing need to escort inmates).

4/20/05

LINEAR, REMOTE VERSUS PODULAR DIRECT

Two forms of supervision with Podular Design: Direct and Indirect.

Indirect-inmates viewed through glass by officer in a control booth.

Another officer must make rounds into the pod.

Better observation, but vandalism, assaults remain a problem.

Direct- officers located in housing supervising inmates continuously.

Even facilities called Direct Supervision have an indirect housing unit to house violent, special needs, or disciplinary problem inmates.

PODULAR DESIGN



BEDSPACE PROJECTIONS

County has grown, projected to grow at rate of about 1% per year and at a slightly increased rate for next 15-20 years

OCONEE COUNTY PROJECTED POPULATION 2011-2031*		
YEAR	POPULATION	5-YEAR PROJECTED CHANGE
2011	11,420	
2016	12,660	10.8%
2021	13,900	9.5%
2026	15,140	8.9%
2031	16,380	8.3%
Average Annual Change		0.8%

BEDSPACE PROJECTIONS

By contrast, Detention population has grown significantly average 11% per year, since 2003, total increase of 66.32 %!

HISTORICAL AVERAGE DAILY POPULATION* OCONEE COUNTY DETENTION CENTER 2003 - 2008		
YEAR	ADP	% INCREASE
2003	563	-
2004	637	13.1%
2005	713	12.7%
2006	789	10.7%
2007	865	9.6%
2008	941	8.8%
Average Annual Change		11.32%

BEDSPACE PROJECTIONS

Admissions are projected at a rate of \$46.5/10,000 based on historic trends. Over 6000 admissions per by 2015; 6,167 admissions by 2018.

BOONE COUNTY			
ACTUAL ADMISSION RATES 2003-2008 & PROJECTED ADMISSIONS 2010-2018			
ACTUAL ADMISSION RATES		PROJECTED ADMISSIONS	
YEAR	ADMISSION RATES	YEAR	PROJECTED ADMISSIONS
2003	42.1	2010	1,730
2004	42.3	2011	2,024
2005	42.7	2012	2,407
2006	43.1	2013	2,681
2007	43.7	2014	3,042
2008	44.3	2015	3,407

Projected Population

HIGH PERCENTAGE OF FEMALE POPULATION

BOONE COUNTY DETENTION CENTER COUNCIL OF OFFENDERS TOTAL SHELTER ROOMS - 372		
Gender	Number of Rooms	Percent of Rooms
Male	211	56%
Female	161	43%
Total	372	100%

Projected Population

BOONE COUNTY				
CLASSIFIED POPULATION				
YEAR	FORECASTED ADM.	CLASSIFIED ADM. (%)	REARER ADM.	CLASSIFIED REARER
2010	165	18%	158	28
2015	175	21%	214	45
2020	185	23%	232	48
2025	195	24%	241	51
2030	205	26%	248	54
2035	215	28%	257	56

Inmate Profile

BOONE COUNTY DETENTION CENTER COUNCIL OF OFFENDERS TOTAL SHELTER ROOMS - 372					
Security Level	Male	Male %	Female (Phase 1)	Female %	Total
Minimum/Zero	55	29%	4	8%	59
Low/Mid	95	47%	60	31%	155
Maximum/High	52	28%	4	8%	56
Total	202	100%	68	100%	270

Options to Address Detention Facility Needs

OPTION A- Build Replacement Facility Adjacent to Current Facility

OPTION B- Build New Addition with New Core and Housing. Renovate current for Administrative, Other Use

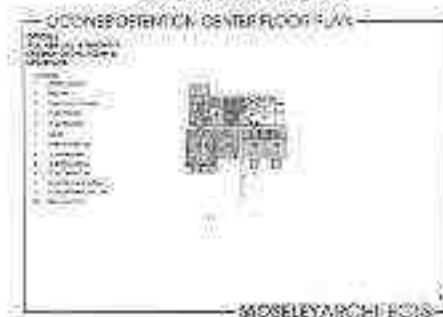
Option C- Renovate Entire Facility and Expand Housing

MOSELEY ARCHITECTS

Option A-New 287 Bed Replacement Facility on Current Site



Option B-New Addition with 287 Beds and New Core on Current Site; Renovate Existing for Office, Other Use



Option C-Renovate Entire Facility and Expand

This option was developed partially in initial planning.

Rejected by the Committee as not feasible due to cost estimates and of added staff inefficiencies and costs.

MOSELEY ARCHITECTS

Option A-New Replacement Facility on Current Site

Estimate of Probable Cost-\$17,423,888.00

Advantages and Disadvantages:

- Costs less per square foot than renovation of existing facility.
- Eliminates risk of added costs to bring existing facility "up to code," or address unforeseen conditions.
- New facility minimizes disruptions to ongoing jail operations and eliminates the need to relocate inmates.
- Most Staff Efficient.
- Benefit of a modern facility that meets current standards and codes.
- Current space could be used for storage, maintenance or reutilized for sheriff's or other purposes. **MOSE B ARCHITECTS**

Option B- Addition with 287 Beds & New Core on Current Site; Renovate Existing for Jail Offices, Other Use.

Estimate of Probable Cost-\$15,580,445.00

Advantages and Disadvantages:

- Reduces construction budget by renovating existing space to office use.
- Reduced risk of added costs to bring existing facility "up to code," or address unforeseen conditions.
- New addition minimizes disruptions to ongoing jail operations and eliminates the need to relocate inmates.
- Allocated extra space could be used for storage, maintenance or another designated purpose. **MOSE B ARCHITECTS**

Option C-Renovate Entire Facility and Expand

Estimate of Probable Cost-\$20,714,443.00

Advantages and Disadvantages:

- No advantages were realized with this option, due to time and cost.
- Require housing inmates in alternate facility during renovation, as well as transportation costs for up to two years. At \$50 per day would be at least \$1,000,000.
- It is the least staff efficient and will cost more over the life cycle due to operational inefficiencies.
- Unforeseeable conditions and code compliance remain in existing building pose risk of added costs. **MOSE B ARCHITECTS**

WE ACKNOWLEDGE THE CONTRIBUTIONS OF THE PLANNING COMMITTEE.

Thank You.



QUESTIONS AND ANSWERS

MOSE B ARCHITECTS

Inmate Profile

- WHO COMES TO JAIL?
- NUMBER AND TYPE CHARGES?
- HOW LONG DO THEY STAY?
- HOW DO THEY GET RELEASED?
- BOND AMOUNT?

TABLE 2.10

Inmate Profile

• NUMBER AND TYPE CHARGES?

OCCLERC COUNTY JAIL INMATE PROFILE
NUMBER OF OFFENSES PER OFFENDER
TOTAL SAMPLE BOOKINGS - 272

Number of Offenses Charged Against Offender	Number of Offenses	Percentage of Offenders
1	186	68.4%
2	41	15.1%
3	17	6.2%
4+	18	6.6%
Totals	272	100%

Offense Class	Number of Offenses	Percentage of Offenses
Misdemeanor	237	87.1%
Felony	35	12.9%
Totals	272	100%

TABLE 2.11

Inmate Profile

• NUMBER AND TYPE CHARGES?

TABLE 2.11
OCCLERC COUNTY JAIL INMATE PROFILE
OFFENSES CHARGED AGAINST INMATES - 197

Offense Charge	Number of Offenses	Percent of Offenses
Public Intoxication	37	18.8%
Domestic Violence	21	10.7%
Disorderly Conduct	15	7.6%
Child Abuse/Neglect	11	5.6%
OCB	8	4.1%
Child Abuse/Neglect	7	3.6%
Truancy	6	3.1%
Respiration	5	2.5%
Traffic Offense	3	1.5%

TABLE 2.12

Inmate Profile

• HOW LONG DO THEY STAY?

TABLE 2.12
OCCLERC COUNTY JAIL INMATE PROFILE
Length of Stay in Jail (Days) - 1,000

Length of Stay (Days)	Number of Offenders	Percentage of Offenders	Percentage of Offenders
1	20	46.2%	40.2%
2	62	37.5%	36.5%
3	3	1.0%	10.1%
4	1	0.3%	10.1%
5+	16	7.0%	37.1%
10-15	16	7.0%	37.1%
15-20	7	1.0%	14.5%
20-30	1	0.3%	30.1%
30-40	2	0.5%	36.1%
40+	3	1.0%	10.1%
Totals	43	100%	100%

TABLE 2.13

Inmate Profile

• HOW DO THEY GET RELEASED?

COCONA COUNTY DETENTION CENTER		
MONTHLY RELEASE - 02/20/2018 PERKINS		
Method of Release	Number of Inmates	Percent of Releases
Personal Recognizance Bond	368	61.8%
Time Served	28	4.7%
Protest Bond	50	8.4%
FOIA/CDC	11	1.8%
Field Release	11	1.8%
TTY Order	3	0.5%
Warrant Voided	3	0.5%
Medical Discharge	3	0.5%
Respite	3	0.5%
Workbook Violated	1	0.2%
Alcohol Released	1	0.2%
Total	595	100%

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Inmate Profile

• BOND AMOUNT?

COCONA COUNTY DETENTION CENTER		
MONTHLY RELEASE - 02/20/2018 PERKINS		
BOND AMOUNT	NUMBER OF INMATES	PERCENT OF RELEASES
< \$1,000	15	2.5%
\$1,000 - \$500	39	6.5%
\$500 - \$1,000	38	6.4%
\$1,000 - \$5,000	220	37%
\$5,000 - \$20,000	19	3.2%
\$20,000 - \$50,000	7	1.2%
\$50,000 - \$100,000	4	0.7%
\$100,000+	4	0.7%
Total	293	49%

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MOSELEYARCHITECTS

DANIEL P. MACE, AIA
V.P. / PRINCIPAL
REGISTERED ARCHITECT, PROFESSIONAL

11430 NORTH COMMUNITY HOUSING ROAD
SUITE 200, FLOOR 200, WALKER PRESS
OFFICE AND VISIT
CHARLOTTE, NC 28277
TEL: 704.540.3755
FAX: 704.540.3754
WWW.MOSELEYARCHITECTS.COM
MOSELEYARCHITECTS.COM



OCONEE COUNTY

Walhalla, South Carolina

DETENTION CENTER NEEDS ANALYSIS MASTER PLAN

Prepared By Moseley Architects

October 2009

FINAL REPORT

Executive Summary to Detention Center Needs Analysis

The Oconee County Detention Center is crowded and unable to support the growing population. Moseley Architects was contracted to study needs, project population growth, and provide options with associated costs to assist the County in finding the most feasible solution for identified needs. This report, completed by Moseley Architects, documents those findings. It:

- Provides a comprehensive analysis of the functional space needs of the Detention Center based on detention planning committee meetings, site investigations, and code compliance review;
- Summarizes detention needs for the next 25 years based on projections of historical data, county demographic data, and experience with other counties;
- Offers concepts for expansion and/or renovation of the Detention Center on the existing site;
- Evaluates compliance with Minimum Standards for Local Detention Facilities in South Carolina and Building Codes.

The current daily population averages 160.5, with counts as high as 208 in 2008. The current detention facility has a rated capacity of 122 inmates and does not allow for proper separation of inmates who should not be housed together. **The projected bed space needed by the year 2025 is 281 to allow for classification and peaking, and by the year 2035 up to 309 beds.** Existing housing areas do not meet current fire and life safety requirements. The existing facility lacks essential spaces to support the current crowding, much less any expansion. Such essential spaces, called core support, include property storage, inmate processing, holding cells, kitchen, medical and inmate visitation. Any option to expand bed space includes expansion of these core spaces.

Working with a detention advisory committee, concepts including a phased approach were proposed and analyzed. The committee recommended that any solution should at least meet the 2030 needs (295-309 beds), given the two to three year time frame for design, approvals and construction, and to keep the new facility functional throughout the 20 year financing period. The building should be designed for further expansion as needed.

OPTIONS FOR DETENTION CENTER SPACE NEED

The following three options were developed during the analysis as the most workable while addressing 2030 projections:

Option A. Build New Replacement Facility Adjacent to Current Facility

Estimate of probable cost of a new facility is \$17,423,865.00 which includes a standalone facility of 287 beds, new core and administrative space plus other project costs such as furniture, fixtures and equipment (FFE) fees and testing. See breakdown on page 15.

Advantages and Disadvantages:

- Costs less per square foot than renovation of existing facility.
- Eliminates risk of added costs to bring existing facility "up to code," or address unforeseen conditions.
- New facility minimizes disruptions to ongoing jail operations and eliminates the need to relocate inmates.
- Current space could be used for storage, evidence or renovated for sheriff's or other purpose.
- Benefit of a modern facility that meets current standards and codes.
- Most staff efficient.

Option B. New Jail Addition with Housing and Core; Renovate Current Facility for Administrative Offices

Estimate of probable cost of an addition and renovation is \$15,560,445.00 which includes new 287 beds and core support with renovation of existing for administration space plus other project costs such as furniture, fixtures and equipment (FFE) fees and testing. See breakdown on page 16. This is a savings of \$1,863,420.00 from Option A.

Advantages and Disadvantages:

- Reduces construction budget by renovating existing space to office use.
- Reduced risk of added costs to bring existing facility "up to code," or address unforeseen conditions.

- New addition minimizes disruptions to ongoing jail operations and eliminates the need to relocate inmates.
- Vacated cells space could be used for storage, evidence or another designated purpose.

Option C. Renovate Entire Current Facility and Expand:

Estimate of probable construction cost for an additional 175 beds plus core space renovations is difficult to calculate due to the extent of code and standards violations to be addressed, estimated at over \$26,714,443.00. Must add sprinkler, smoke evacuation, locking systems, and make ADA compliant. These improvements are estimated at some \$700,000.00 before any additional beds are added. All core support will need expansion and upgrading, adding some 18,000 square feet. This option was not further developed based on these obstacles and committee input.

Advantages and Disadvantages

- No advantages were identified with this options, since it does not offer cost savings.
- Will require housing inmates in alternate facility at daily rate during renovation, as well as transportation costs for up to two years. At \$50 per diem would be at least \$5,000,000.
- It is the least staff efficient and will cost more over the life cycle due to operational inefficiencies.
- Unforeseeable conditions and code compliance issues in existing building pose risk of added costs.
- Even with total renovation, the least functional and efficient facility of the options.

Conclusion and Recommendation:

Option A, to construct a standalone facility with the detention center, magistrate and jail administration, offers the most cost effective, most staff efficient, and least disruptive alternative to meet the growing needs of the Detention Center and will provide a new facility with effective use for at least thirty years into the future.

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Oconee County, SC	Date:	September 14, 2009
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Replacement Jail Facility - 69,850 S.F.	Checked By:	DRM
Project #492570	Option A	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	'Detached' New Jail Facility (257 beds - 350 bed core)	69,850	SF	\$200.00	\$13,970,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Construction / Design Contingency			5.00%	\$728,500.00
	Subtotal				\$15,298,500.00
	Estimated Construction Cost	69,850	SF	\$219.02	\$15,298,600.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	5.00%	\$899,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$76,492.50
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	8.00%	\$1,223,680.00
4	Document printing cost estimate	N/A	N/A	lump sum est.	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$76,492.50
6	Property Acquisition Costs	0	ACRES	\$0.00	\$0.00
	Subtotal				\$2,125,365.00
	TOTAL ESTIMATED PROJECT BUDGET				\$17,423,865.00
	Construction Period - 20-22 months for new construction				

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Client:	Oconee County, SC	Date:	September 16, 2009
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Replacement Jail Facility Annex - 58,100 S.F.	Checked By:	DRM
Project #492870	Option B	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Jail Facility "Annex" (287 bars - 350 bed count)	58,100	SF	\$200.00	\$11,820,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Renovation to existing Jail - Magistrate and Jail Administration	15,800	SF	\$50.00	\$790,000.00
5	Construction / Design Contingency			5.00%	\$660,500.00
	Subtotal				\$13,660,500.00
	Estimated Construction Cost	58,100	SF	\$235.12	\$13,660,500.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	5.00%	\$520,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$68,302.50
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	8.00%	\$1,092,940.00
4	Document printing cost estimate	N/A	N/A	lump sum est.	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$68,302.50
6	Property Acquisition Costs	0	ACRES	\$0.00	\$0.00
	Subtotal				\$1,899,945.00
	TOTAL ESTIMATED PROJECT BUDGET				\$15,560,445.00
	Construction Period - 20-22 months for new construction				
	Additional 5 months for renovations after move-in				

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Client:	Oconee County, SC	Date:	September 18, 2009
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Renovate Entire Current Facility/Expand	Checked By:	DRM
Project #432570	Option C	Sheet Number:	1 of 1

Item No	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	Expand Jail Facility (173 beds - expand bed core to 355)	51,750	SF	\$200.00	\$10,350,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Renovation to existing Jail Space, Beds and Core	18,700	SF	\$50.00	\$935,000.00
5	Fire and Life Safety, New locking system, doors	N/A			\$700,000.00
6	Construction / Design Contingency			5.00%	\$623,250.00
	Subtotal				\$13,088,250.00
	Estimated Construction Cost	69,850	SF	\$187.38	\$13,088,250.00
	Per Diem to House inmates for up two years for 160 av. number of inmates (transportation costs not included)	118,800	Days	\$50.00	\$5,940,000.00
Project Costs					
1	Fixtures, Furnishings & Equipment (of finished space)	N/A	N/A	5.00%	\$658,250.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$65,441.25
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	8.00%	\$1,047,060.00
4	Document printing cost estimate	N/A	N/A	time sum est.	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$65,441.25
6	Property Acquisition Costs	0	ACRES	\$0.00	50.00
	Subtotal				\$1,786,192.50
	TOTAL ESTIMATED PROJECT BUDGET				\$20,714,442.50
	Construction Period - 20-24 months for new construction				

OCONEE COUNTY

Walhalla, South Carolina

**DETENTION CENTER NEEDS ANALYSIS
MASTER PLAN**

Prepared By Moseley Architects

October 2009

FINAL REPORT

TABLE OF CONTENTS

Introduction

Existing Facilities' Needs

Detention Facility with Magistrates' Offices

Site

Project Cost Estimates

Long Term Detention Needs

Appendices

Inmate Population and Profile

Section I-Offender Population Forecast

Section II-Offender Profile

Section III-Bed Allocations by Security and Type

Detention Space Program

Staffing Plan for Initial Activation

Detention Planning Committee Members

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OPTIONS FOR DETENTION CENTER SPACE NEED

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- Even with total renovation, the least functional and efficient facility of the options.

Conclusion and Recommendation:

Option A, to construct a standalone facility with the detention center, magistrate and jail administration, offers the most cost effective, most staff efficient, and least disruptive alternative to meet the growing needs of the Detention Center and will provide a new facility with effective use for at least thirty years into the future.

ACKNOWLEDGEMENTS

Moseley Architects would like to thank all of those who assisted in the study process and the development of this report. We especially wish to acknowledge the input, time and effort devoted to the study by the Oconee County Jail Planning Committee members who met regularly to provide input and direction to the study process.

STUDY OVERVIEW

The Oconee County Detention Center was opened for operation in 1978, combining the previously separate jail and prison camp into one facility. The Detention Center was managed by a director who worked for the County supervisor until 1997. At that time, control of the facility was given to the County Sheriff. The Detention Center has been classified by the state of South Carolina as a Type IV facility in that it houses pretrial and sentenced inmates. Due to chronic detention crowding and deficiencies in the existing jail and prison sections of the facility, Oconee County initiated a study of future space needs and options to address those needs. The County seeks to determine the potential for renovation versus building to accommodate short and long term needs.

Working with a Jail Advisory Committee¹, Moseley Architects conducted an in-depth needs assessment and feasibility study to identify long-term needs and options to include:

1. Expansion and renovation of the existing jail
2. Replacement of the jail at a site to be procured
3. Cost comparison of renovation versus construction of new space and delineation of the pros and cons of each approach

To assess needs, the team conducted an inmate population forecast and analysis of sample population, assessed current facility needs, and evaluated the existing site and potential sites

¹ See Appendix for Committee Members

identified by the County. Conceptual options for the potential new sites were developed along with probable costs.

EXISTING DETENTION FACILITY NEEDS

The Oconee County Detention Center has a rated capacity of 122 inmates (108 males and 14 females). The detention center has been experiencing overcrowding in recent years, averaging 160.5 inmates calendar year 2008, with counts as high as 208. It occupies a total of approximately 18,700 square feet.

The Moseley team and members of the Sheriff's Office staff toured the Detention Facility to assess current space needs and deficiencies. Our preliminary assessment of the existing facility found a number of deficiencies that pose security and safety hazards to the operators and inmates. It lacks basic security features such as a secure central control room, remote locking, and security vestibules at key locations. The facility layout and design are staff-*inefficient* and do not provide ample space for classification of inmates or natural light in some units. The Detention Center does not meet current SC DOC jail standards for life safety, building codes, and ADA standards.

Among the deficiencies identified by Moseley Architects are the following:

1. **The most serious deficiency is the lack of fire and life safety systems** discussed in the next section under Code Issues. This coupled with the lack of a modern locking system (Item 6) create a potentially tragic situation in the event of a fire.
2. **The vehicular sally port is too small.** The area does not provide enough height clearance for ambulances, large transport vans or buses. There should be a security vestibule between the sally port and booking/intake area.
3. **Lack of separate, secure pre-booking area and inadequate booking and intake area.** Individuals in custody are brought directly into the small booking area to be processed and the space is very cramped. The breathalyzer room is very small and does not provide

- adequate ventilation. A separate release area would improve operations and security. The space used for photos and fingerprints is also too small.
4. **Lack of observable holding areas in booking:** There is one large "drunk tank" and one separate holding cell. Inmates are at the highest risk for suicide and the most violent during the initial hours after arrest. Holding areas should provide continuous observation by staff and there should be enough individual holding cells to separate violent or other special needs inmates.
 5. **Inadequate property storage:** A small closet sized room is used to store all inmate property storage, there is no storage room for department issued property in the booking area.
 6. **Inadequate central control room:** The current control room is used as an office and break room, in addition to door control, camera monitoring, storage, fire alarm station and telephone switchboard. The sight lines are poor making it difficult for staff to observe inmate activity, monitor officer safety and use computer terminals.
 7. **Manual locking system:** Because the main jail doors are all manually (key) operated, officers must carry keys to all doors, making staff more vulnerable to assault and the facility to escape. In a fire situation, it may be impossible to manually unlock each door in time to rescue inmates from smoke since there is no smoke evacuation system.
 8. **Inadequate jail bed space in both type and number of beds:** The approved rated capacity of 122 beds is regularly exceeded, necessitating that inmates sleep on a mattress on the floor. Overcrowding limits options for proper classification and separation of high-risk and other types of inmates. South Carolina Minimum State Standards require separation of certain types of inmates. Inability to properly classify prisoners leads to potentially dangerous situations for inmates and officers which could lead to substantial civil liability.

9. **Inadequate space in both type and number of beds for females:** Females are being incarcerated at a much greater rate than in years past. Females are also sleeping on mattresses on the floor and proper classification is nearly impossible. Females have no isolation areas and some female housing areas have no natural light. Females do not have equal access to exercise areas, presenting a lack of parity issue.

10. **Remotely located cells:** The cellblocks are located down the corridor from the booking area out of direct sightline of the booking area, contributing to the inefficiency and difficulty in inmate supervision with the required frequency.

11. **Insufficient single segregation cells:** There are only four (4) single cells in the facility and they are frequently full. There are no segregation cells for females. Segregation cells are required for protective custody, disciplinary, medical, special needs and for security reasons.

12. **Inadequate medical space:** South Carolina Minimum Standards requires detention facilities for provide medical care for inmates. The following areas are deficient:
 - A. Medical exam room is too small for an inmate, physician and nurse. A larger exam room would allow for treatment of some conditions that now require trips to the hospital with an officer at great expense to the county.
 - B. There is not secure storage for medical supplies and pharmaceuticals such as narcotics. Secure storage is needed to comply with Board of Pharmacy regulations.
 - C. There are not available medical isolation cells for males or females with communicable diseases. These cells would have a negative pressure ventilation system to prevent contamination of the air supply.
 - D. There are not enough single cells or a padded cell with direct staff observation for mentally ill inmates.
 - E. There are no ADA compliant cells. Handicapped inmates in wheelchairs are frequently in custody.

13. **Inefficient visitation:** There are only six booths for inmate visits. Staff must escort inmates from housing units to the visitor booths, which are located in the visitor's entrance, a considerable distance from inmate housing. Male sentenced inmates have contact visits in the inmate recreation area. There is not a separate area for sentenced female visitation. Visitation Areas are not designed for contact attorney visits.
14. **Inadequate core support space:** In addition to severely lacking inmate bed space, the detention facility lacks adequate core support space for all necessary functions required to operate efficiently and safely. These include:
- A. No staff break room for officers working security posts in the facility.
 - B. Kitchen is inadequate and would have to be expanded to handle projected future needs. Dining area is currently used as a multipurpose room as well as a sentenced inmate dining area.
 - C. There is no storage space for cleaning supplies, records storage, restraints or other equipment.
 - D. The laundry room is too small and wired for residential rather than the needed commercial quality machines.
 - E. Outdoor recreation areas are not equivalent for males and females, nor are they secure.
 - F. There are no multi-purpose rooms in the housing areas. These rooms are needed for rehabilitation programs and inmate activities.
 - G. Inadequate interview space: The current single interview room serves as the site for mental health assessments, attorney-client conferences, pastoral visits, social service interviews and staff-inmate conferences.

Overall facility problems: There are ongoing plumbing problems, primarily due to inadequately-sized waste drainage lines and a lack of cleanout plugs. Light fixtures in cell areas are vulnerable to vandalism and the electrical wiring is often tampered with by inmates.

CODE ISSUES

The most serious code violation is the lack of a fire sprinkler system. A new system would need to be installed requiring the demolition of all existing ceilings. All penetrations through the ceilings will need to be sealed for vandal resistance. The approximate cost of adding a sprinkler system would be at least \$130,900.00.

Another major renovation would include a new smoke exhaust system, which would include equipment costs for fans, ductwork and smoke control panels for the system. Existing walls, doors, windows and other penetrations would have to be updated to be smoke tight or fire rated. The smoke exhaust system would need to interface with the existing mechanical system and if it is not adequately sized it would need to be replaced. An estimated cost for just the smoke exhaust system would be \$75,000.00 or more. Fire ratings for compartments would also have to be met. This would be a costly upgrade to most of the walls and ceilings in the existing facility.

We would recommend changing all existing detention doors to have remote locking and unlocking in the event of an emergency. These new locks would require a retrofit of the doors as well as the electrical conduits to power the locks. An early estimate of costs would be at least \$500,000 for these new systems.

MAGISTRATES' SPACE

The current magistrates' space is inadequate to accommodate the secure and efficient processing of arrestees and transactions with the public. New or renovated magistrates' offices and small courtroom need to be located near the intake area as well as provide public access.

CURRENT SITE

The current jail and law enforcement facilities are located on an 11.75 acre lot. The large parking area south of the current detention center would be our recommendation for a new facility. This site is bound by the existing EMS facility and a small parcel not owned by the county to the south, S Church Street to the east and wet lands on the west.

Site requirements and characteristics with adequate space to meet long term needs, to include phased future expansion, were determined based on the space program developed for projected long term needs developed as part of this study based on the program requirements, covered further in the report.

LONG TERM DETENTION NEEDS

A jail population analysis and forecast were conducted to determine future bed space needs. (See Appendix). Inmate bed needs were projected in five year increments through 2035. Bed space needs are calculated for the average daily population (ADP), which is the typical number of beds needed. To that, is added a factor of 20% for classification, which provides for critical separation of nonviolent and violent inmates, special management from general population, age and gender.

The calculation then adds a peaking factor based on actual peaks that have occurred regularly over the past 6 years. According to the projections study, in order to meet classified and peaking populations, 281 beds will be needed by the year 2025 and 309 beds by year 2035, given current detention use and projected County growth assumptions.

OPTIONS CONSIDERED TO ADDRESS CURRENT AND FUTURE SPACE NEEDS

With the purchase of a small parcel of land to the rear of the facility, the county currently owns enough acreage on the site for expansion. Several options were analyzed to add beds and expand core support space as well as improve the safety, security and life cycle costs of staffing and operating the facility. The layout of a detention facility needs to start with its functions and mission. Minimum Standards for Local Detention Facilities in SC dictate requirements for detention facility construction in detail, including mandated minimum square footage per inmate, and the ratio of toilets and showers for inmate housing, all of which were taken into account in these options:

The main three options are discussed herein. Cost estimates in the description of each option are for construction and site development including contingency or total project costs such as

additional costs of furniture, fixtures and equipment (FFE), fees and testing.

Option A. Build New Replacement Facility Adjacent to Current Facility

A new facility designed with larger housing units would meet future needs while making staffing more efficient. Currently, staff must walk a considerable distance to various remote small housing units to observe inmates. This option adds only two additional posts per shift while doubling the capacity- a total of 6 positions plus shift relief factor (see staffing plan in the Appendix). Larger Direct Supervision housing areas would allow staff better sight lines and give staff the ability to supervise and manage larger numbers of inmates as opposed to simply observing their behavior. According to the National Institute of Corrections, Direct Supervision management reduces suicides and suicide attempts, officer and inmate assaults and provides a less stressful environment for jail populations and staff. The new facility would provide new core spaces, meet all building, ADA and SC State Minimum Standards.

Inmates and staff would be in a safer environment, thus reducing liability to the County. Cost per square foot would be less than renovating the existing facility and the old facility could be used by the Sheriff's Office for evidence storage or another designated purpose. New construction would allow the current operation to remain undisturbed by renovations, eliminating the need to find alternative housing for inmates at a considerable cost to the County. With this option there is no risk of added expense to bring the existing facility up to code due to unforeseen conditions.

Estimate of probable cost of a new facility is \$17,423,865.00 which includes a stand-alone facility of 287 beds, new core, magistrates and court room, and administrative space plus other project costs such as furniture, fixtures and equipment (FFE) fees and testing. See breakdown of costs in detail on page 15.

Option B. Detention Addition with New Housing and Core; Renovate Current Facility for Administrative Offices

Renovating the existing building into administrative space and building new detention space would also provide a more staff efficient design. This option also adds two additional posts per shift while doubling the capacity- a total of 6 positions plus shift relief factor. Consequences of this option include running the risk of added expense to bring the older building up to code; however, since no inmates are housed in this existing facility in this option, most fire and life safety and locking systems replacements can be avoided. Renovations will impact the daily operation of the detention facility while underway and perhaps take a longer period to complete.

Vacated cell space could be used for other designated purposes by the Sheriff's Office, with renovation or as is for storage. With the administrative space being remotely located from the facility, administrative staff would not be as quickly available for back up in emergency situations. Estimate of probable cost of an addition and renovation is \$15,560,445.00 which includes a new 287 bed expansion, new core support and renovation of existing space for administration and magistrates' offices, plus other project costs such as furniture, fixtures and equipment (FFF) fees and testing. The breakdown of detail is on page 16. This is a savings of \$1,863,420.00 from Option A.

Option C. Renovate and Expand Entire Current Detention Facility

Estimate of probable construction cost for an additional 173 beds plus core space renovations are difficult to calculate due to the unknowns. The age of the facility, code violations, deficiencies and staff inefficiencies could drive the expense greater than the cost of new construction.

The cost of a new sprinkler system, smoke evacuation system and retrofit of electronic locks would be at least \$700,000. While there may be some savings in construction costs the biggest ongoing cost of staff and operational inefficiencies may overcome the savings.

Option C would require housing inmates in an alternative facility during the entire construction and testing period at a daily rate average of \$50 per inmate, also costing the county

transportation expenses. To house an average daily population of 160 inmates for 18 months to two years while the facility is built and tested for activation, would cost over \$5,000,000 in per diem costs alone.

The inefficient layout of the current facility would continue to require more staff to safely supervise inmates, adding some 3 to 8 additional staff over Options A or B to cover the additional distance between existing and new. Both new core spaces and new housing pods cannot be added in the most functional and efficient way. Administration is currently remotely located leaving few back up officers to assist during emergency situations.

The remote location and sight lines in the existing facility make it difficult for staff to see what is going on, leaving inmates to supervise each other while staff must walk from unit to unit in order to make the state-required supervision rounds in a timely manner. Total project cost estimate, including housing inmates in other facilities during renovation and expansion is estimated at *\$20,714,442.50*. See breakdown in detail on page 17.

DETENTION SPACE PROGRAM (WITH MAGISTRATES' SPACE)

The actual number of beds to meet 2036 needs and to allow for proper sizing of the female and male housing units was determined to be 287 (versus the 295 projection.) A program was developed to address a 287-bed detention facility, as found in the Appendices to this report.

An estimated 67,914 square feet, including new space for magistrates, were programmed for a 287-bed facility sized to expand for future growth of up to 351. For maximum efficiency, detention facilities are built on one level with additional mezzanine levels of housing over the shared dayroom. Expansion would be planned to meet future needs of one additional pod of up to 64 beds. Square footage requirements for the detention and magistrates' spaces are listed by functional area and located in the Appendices to this report.

SITE NEEDS

The proposed site is not quite adequate for the programmed facility. There are a couple different locations on the site that for the placement of the facility. In the proposed options, the small parcel of land adjacent to the EMS facility will need to be purchased so the new detention center will adequately fit. The opportunity is available to move the facility toward the west and possibly avoid purchasing the small parcel, but with this option more land will need to be purchased on the West side for future expansion. The existing EMS parking lot may also need to be modified for the proposed facility.

TOTAL ESTIMATED PROJECT COSTS FOR DETENTION CENTER

The cost estimates of new construction are based on the program document and schematics developed for a 287-bed facility. A per square foot cost of \$200 was used for the detention center construction for purposes of estimating at phase of planning, due to the rising cost of steel and concrete. However, our experience with actual projects bid within the last year has been under *\$175 per square foot*.

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Client:	Oconee County, SC	Date:	September 18, 2009
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Replacement Jail Facility - 89,850 S.F.	Checked By:	DRM
Project #492870	Option A	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	'Detached' New Jail Facility (257 beds - 350 bed core)	89,850	SF	\$230.00	\$13,975,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Construction / Design Contingency			5.00%	\$728,500.00
	Subtotal				\$15,293,500.00
	Estimated Construction Cost	89,850	SF	\$219.02	\$19,298,500.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	5.00%	\$658,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$78,492.50
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	8.00%	\$1,223,800.00
4	Document printing cost estimate	N/A	N/A	lump sum est.	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$78,492.50
6	Property Acquisition Costs	0	ACRES	\$0.00	\$0.00
	Subtotal				\$2,125,365.00
	TOTAL ESTIMATED PROJECT BUDGET				\$17,423,865.00
	Construction Period - 20-22 months for new construction.				

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Client:	Oconee County, SC	Date:	September 18, 2009
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Replacement Jail Facility Annex - 58,100 S.F.	Checked By:	DRM
Project #492870	Option B	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Jail Facility "Annex" (287 beds - 350 bed core)	58,100	SF	\$200.00	\$11,620,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Renovation to existing Jail - Magistrate and Jail Administration	15,900	SF	\$50.00	\$795,000.00
5	Construction / Design Contingency			5.00%	\$680,500.00
	Subtotal				\$13,660,500.00
	Estimated Construction Cost	58,100	SF	\$235.12	\$13,660,500.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	5.00%	\$620,000.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$58,302.50
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	3.00%	\$1,082,940.00
4	Document printing cost estimate	N/A	N/A	lump sum est.	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$68,302.50
6	Property Acquisition Costs	0	ACRES	\$0.00	\$0.00
	Subtotal				\$1,889,545.00
	TOTAL ESTIMATED PROJECT BUDGET				\$15,560,445.00
	Construction Period - 20-22 months for new construction				
	Additional 6 months for renovations after move-in				

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Client:	Oconee County, SC	Date:	September 16, 2008
Project Name:	Oconee County Jail Study	Computed By:	DRM
Description:	Renovate Entire Current Facility/Expand	Checked By:	DRM
Project #492870	Option C	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	Expand Jail Facility (173 beds - expand bed core to 350)	51,150	SF	\$200.00	\$10,230,000.00
2	Site Development	N/A			\$500,000.00
3	Site Demolition				\$100,000.00
4	Restoration to existing Jail Space - Beds and Core	16,700	SF	\$50.00	\$835,000.00
5	Firm and Life Safety, New locking system, doors	N/A			\$700,000.00
6	Construction / Design Contingency			5.00%	\$523,250.00
	Subtotal				\$13,088,250.00
	Estimated Construction Cost	69,850	SF	\$187.38	\$13,088,250.00
	Per Diem to House inmates for the two years for 180 av	116,800	Days	\$50.00	\$5,840,000.00
	Number of inmates (transportation costs not included)				
Project Costs					
1	Furniture, Furnishings & Equipment (of finished space)	N/A	N/A	5.00%	\$658,262.50
2	Site and Construction Testing	N/A	N/A	0.50%	\$65,441.25
3	Professional Fees (architectural, engineering, legal, etc.)	N/A	N/A	8.00%	\$1,047,082.50
4	Document printing cost estimate	N/A	N/A	turn sum est	\$50,000.00
5	Operations and Transition Services	N/A	N/A	0.50%	\$65,441.25
6	Property Acquisition Costs	0	ACRES	\$0.00	\$0.00
	Subtotal				\$1,786,182.50
	TOTAL ESTIMATED PROJECT BUDGET				\$20,714,432.50
	Construction Period - 20-24 months for new construction				

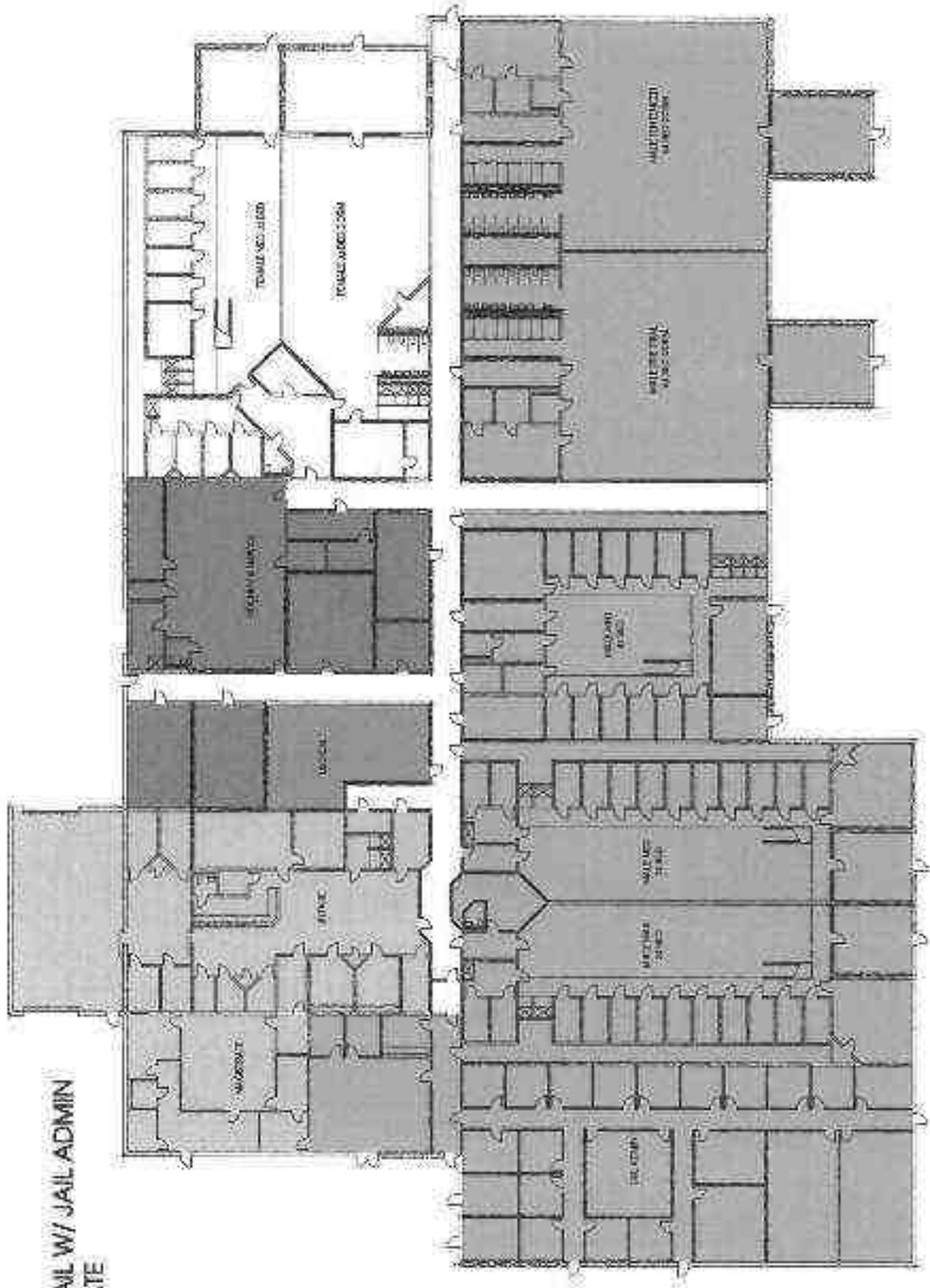
SUMMARY

The current detention center is severely crowded and has major deficiencies to meet current needs. It is not expandable without complete renovation and expansion of all of its core components.

A 287-bed facility expandable for future growth is anticipated to meet needs through Year 2030, while providing a much safer environment for staff and inmates. Option A is the most efficient and least disruptive to ongoing operations but with the greater initial cost. Option B is less ideal but does save \$1.8 million in estimated construction costs. Option C is not considered feasible or advisable from a risk-benefit ratio or life cycle cost analysis.

OCCONEE DETENTION CENTER FLOOR PLAN

OPTION A:
ADD NEW JAIL W/ JAIL ADMIN
& MAGISTRATE



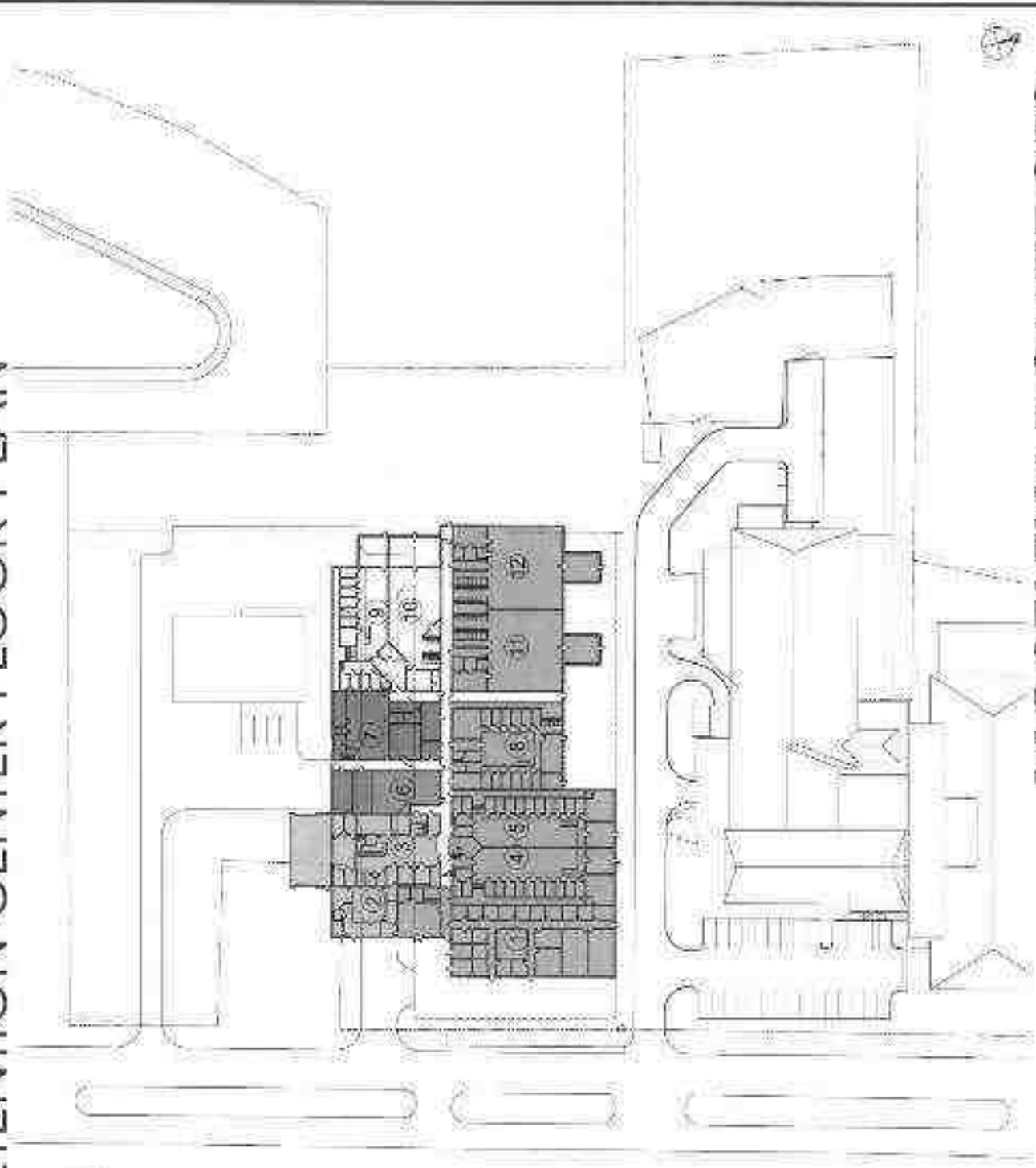
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OCONEE DETENTION CENTER FLOOR PLAN

**OPTION A:
ADD NEW JAIL W/ JAIL ADMIN
& MAGISTRATE**

LEGEND	
(1)	Jail Administration
(2)	Magistrate
(3)	Intake/Intimate Processing
(4)	24 Bed Male Max.
(5)	24 Bed Male Med.
(6)	Medical
(7)	Kitchen/Service Area
(8)	47 Bed Male Med.
(9)	32 Bed Female Med.
(10)	32 Bed Female Dorm
(11)	14 Bed Pre-Trial Male Dorm
(12)	14 Bed Sentenced Male Dorm



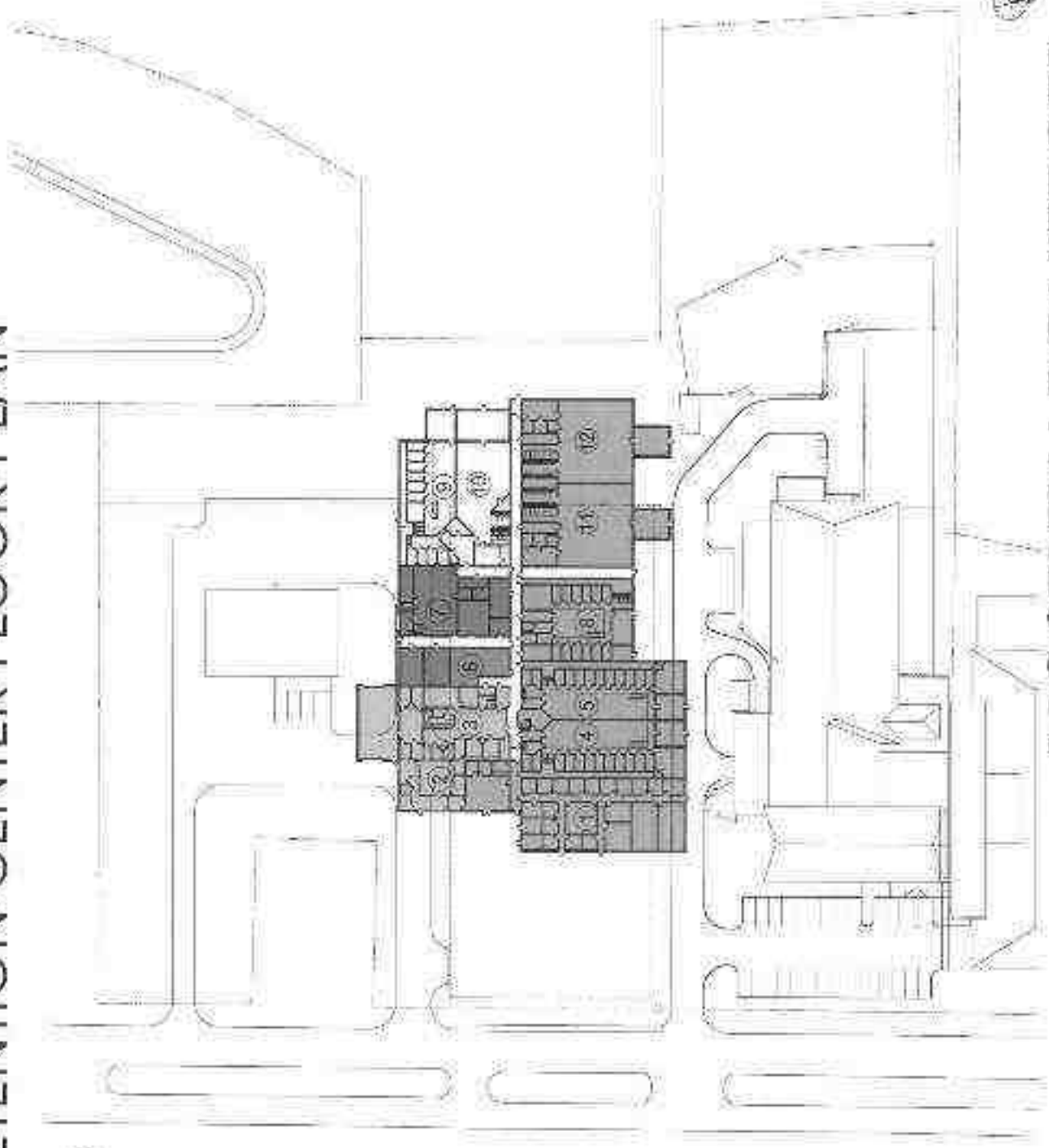
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OCCONEE DETENTION CENTER FLOOR PLAN

**OPTION A: MOVED
ADD NEW JAIL W/ JAIL ADMIN
& MAGISTRATE**

LEGEND	
1	Jail Administration
2	Magistrate
3	Intake/Inmate Processing
4	24 Bed Male Mesh
5	24 Bed Male Med
6	Medical
7	Kitchen/Service Area
8	47 Bed Male Med
9	32 Bed Female Med
10	32 Bed Female Dorm
11	84 Bed Pre-Trial Male Dorm
12	56 Bed Sentenced Male Dorm

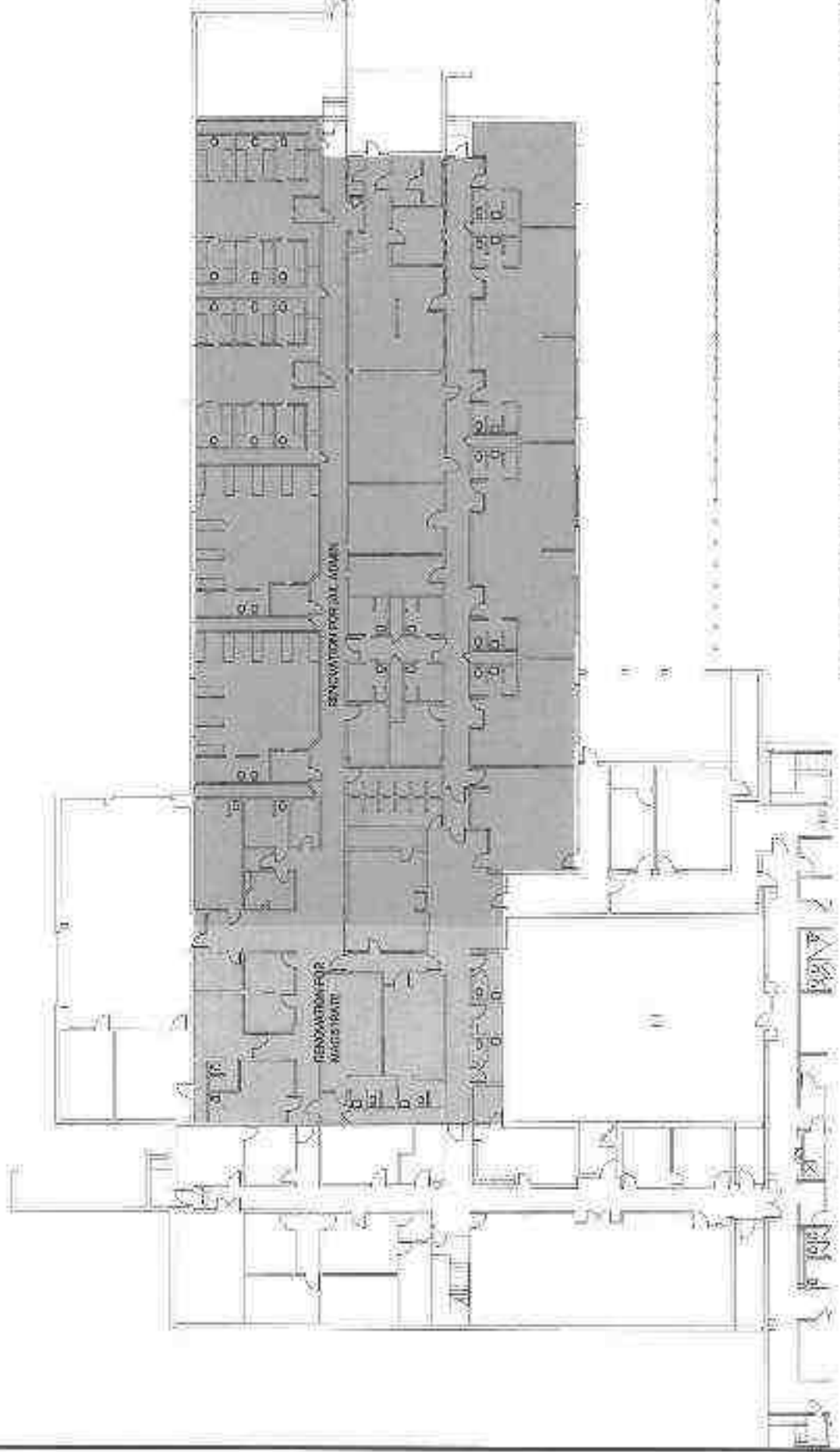


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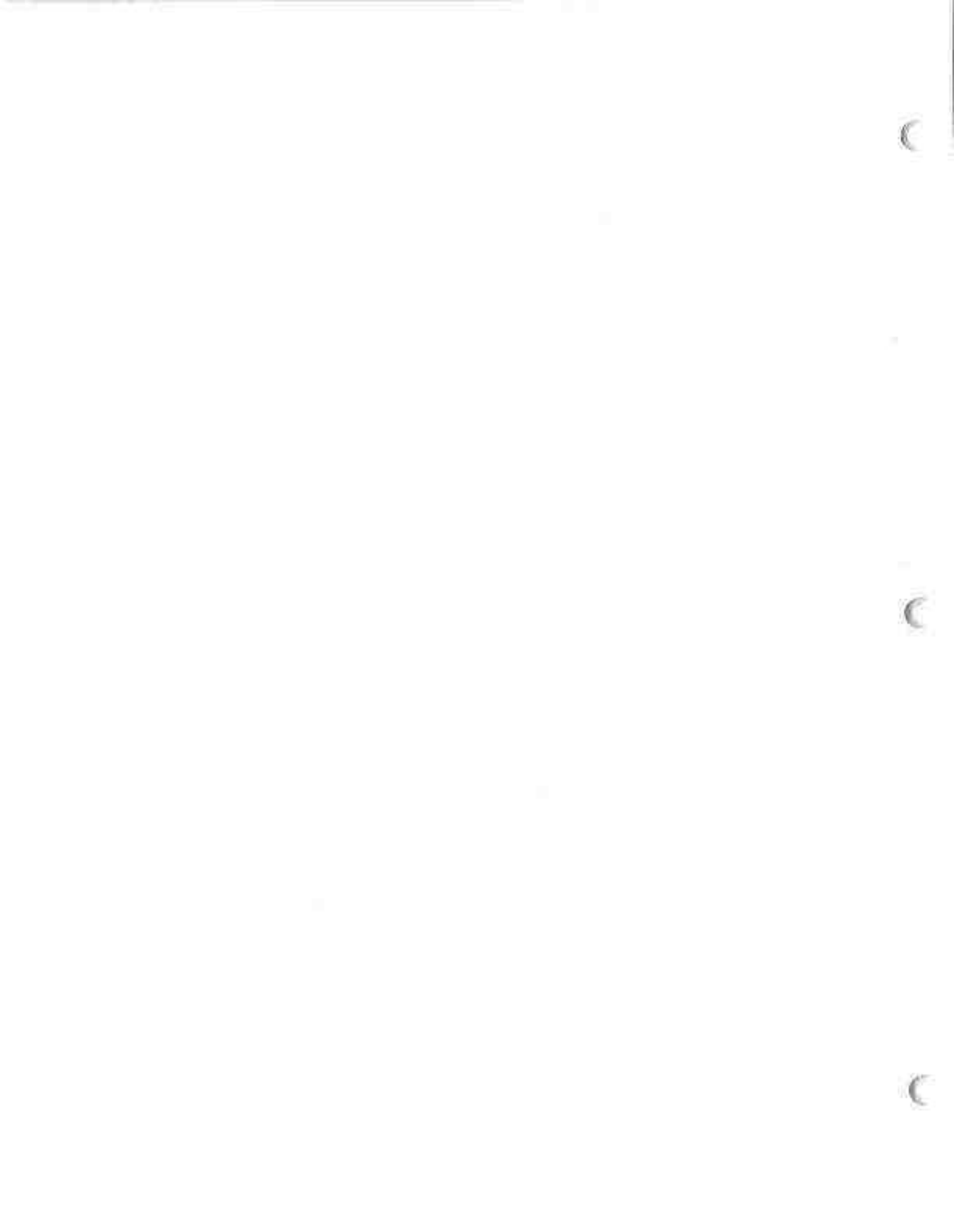


OCONEE DETENTION CENTER FLOOR PLAN

OPTION B:
ADD NEW JAIL & RENOVATE
EXISTING FOR JAIL ADMIN &
MAGISTRATE



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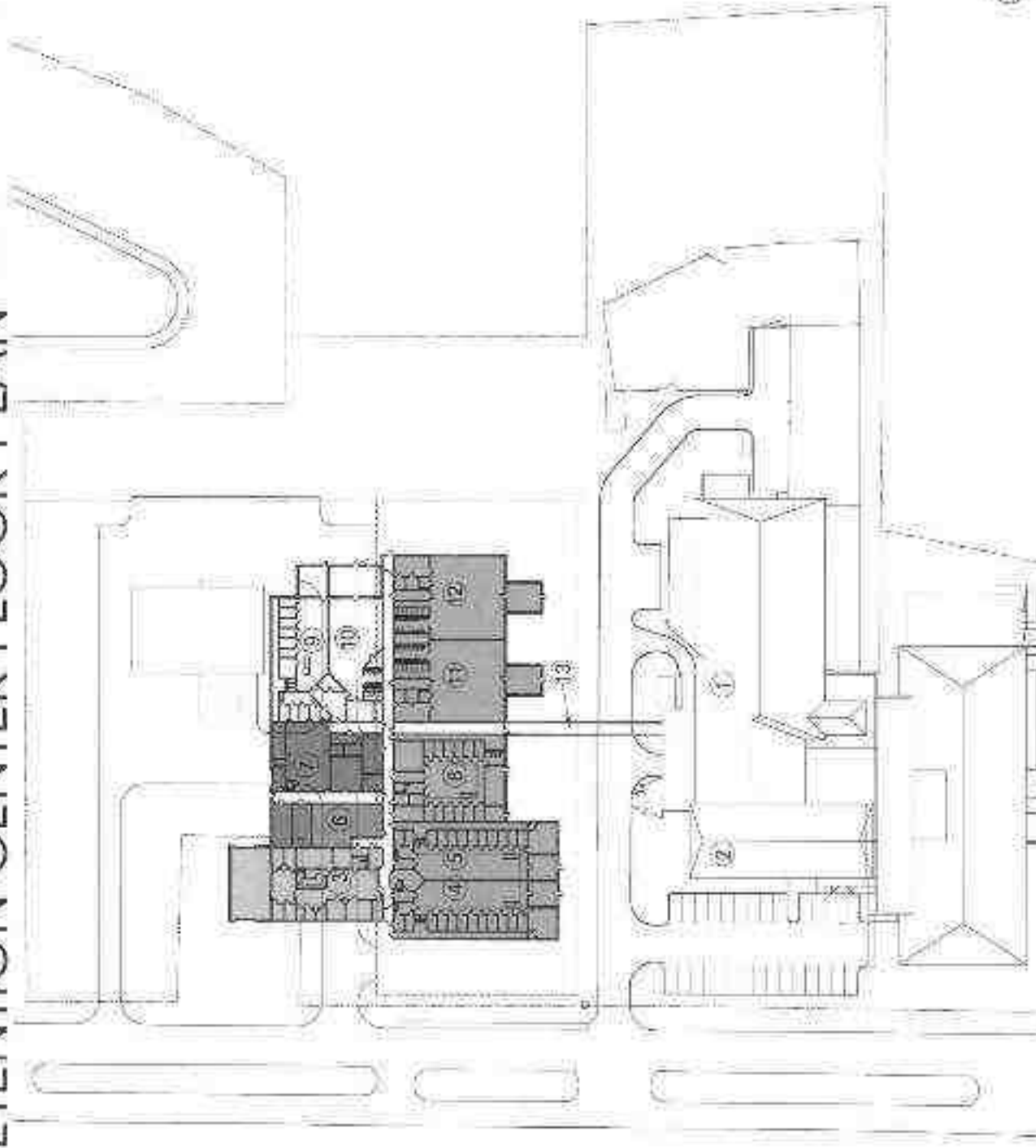


OCCONEE DETENTION CENTER FLOOR PLAN

**OPTION B:
ADD NEW JAIL & RENOVATE
EXISTING FOR JAIL ADMIN &
MAGISTRATE**

LEGEND

1	Jail Administration
2	Miscellaneous
3	Intake/Intimate Processing
4	74 Bed Male Max.
5	23 Bed Male Med.
6	Medical
7	Kitchen/Service Area
8	47 Bed Male Med.
9	32 Bed Female Med.
10	32 Bed Female Dorm
11	84 Bed Pre-Trial Male Dorm
12	84 Bed Sentencing Male Dorm
13	Secure Corridor



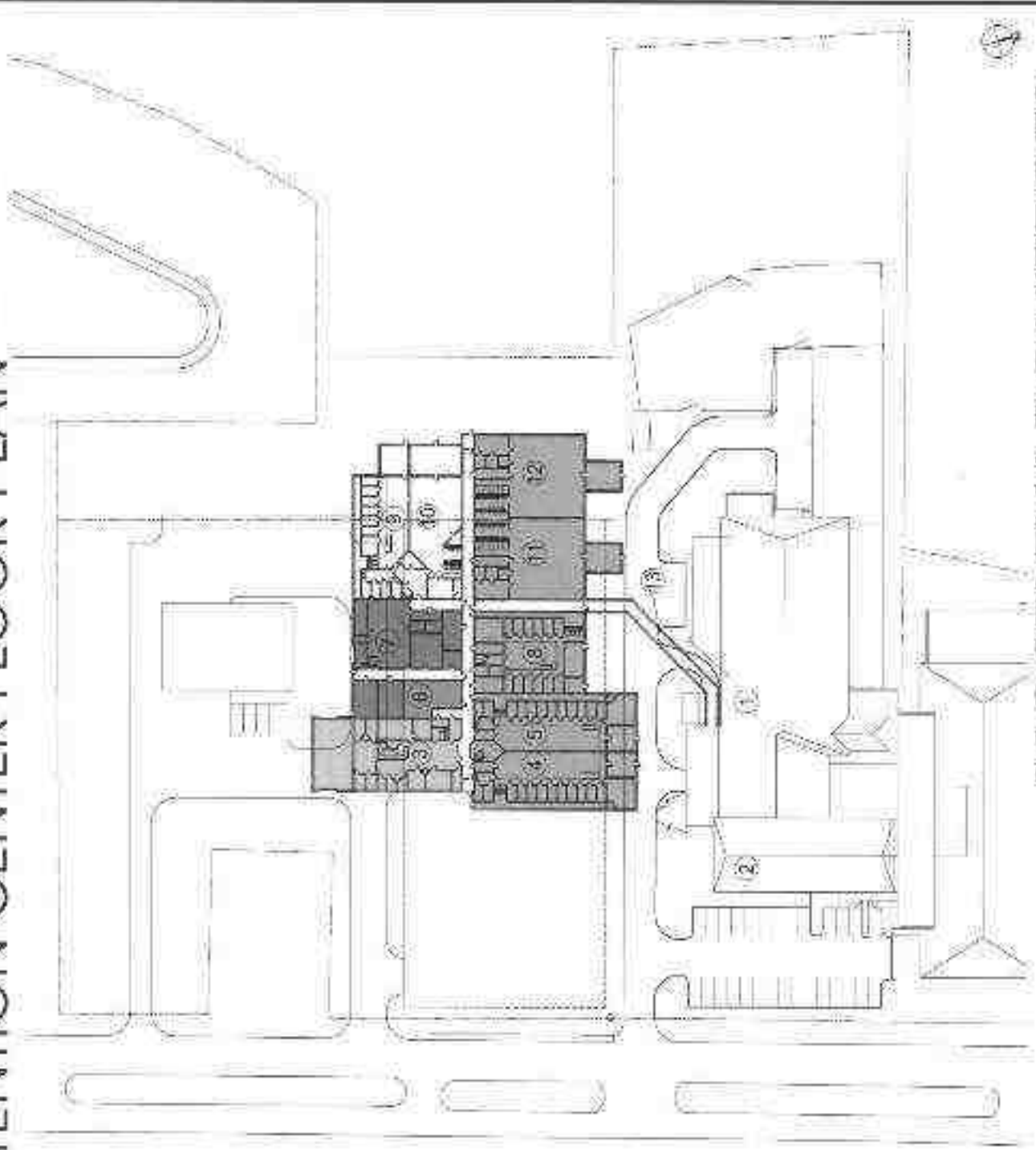
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OCCONEE DETENTION CENTER FLOOR PLAN

**OPTION B: MOVED
ADD NEW JAIL & RENOVATE
EXISTING FOR JAIL ADMIN &
MAGISTRATE**

LEGEND	
(1)	Jail Administration
(2)	Magistrate
(3)	Intake/Arrest Processing
(4)	24 Bed Male Med.
(5)	24 Bed Male Med.
(6)	Medical
(7)	Kitchen/Service Area
(8)	47 Bed Male Med.
(9)	32 Bed Female Med.
(10)	32 Bed Female Dorm
(11)	64 Bed Pre-Trial Male Dorm
(12)	64 Bed Standard Male Dorm
(13)	Secure Connection



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APPENDICES

INMATE POPULATION FORECAST AND PROFILE

The forecast and profile report is divided into three sections. Section I illustrates the historic and current offender population for Oconee County and the forecasted bed space through the year 2035. Section II describes the current offender profile for the Oconee County Detention Center and identifies trends and characteristics of the offender population. Section III provides a further security breakdown of beds for general security classification purposes.

For purposes of this report, the term "offender" identifies those individuals who were charged, arrested, brought to, and booked at the Oconee County Detention Center.

SECTION I-OFFENDER POPULATION FORECAST

Definitions

The following terms are used frequently throughout this section. For purposes of interpretation, these terms are defined as follows:

- Average Length of Stay:** The average number of days an offender remains in detention.
- Average Daily Population:** The average number of offenders in the detention center each day.
- Classification:** A method of housing, separating and managing offenders within a detention facility setting based on jail standards, applicable federal and state law, and jail policy. For example, many facilities separate offenders by housing unit based on such factors as their propensity toward violence, disciplinary history, type of offense committed, temperament, etc.
- Segregate/Classified:** The criteria (or factors) by which certain offenders may be classified or housed in a separate area of the jail apart from the general population. Some reasons for placing inmates in segregated housing may include gender, legal status, disciplinary confinement, danger to themselves or others, intoxication, mental or physical illness, etc. In order to have flexibility in these areas, the segregate factor normally used to determine the number of additional offender beds needed is 20% of the jail population.
- Peaking Factors:** The average highest number of inmates in the detention center divided by the average daily population for that same period. The peaking factor should be used to calculate the potential "worst case" number of offenders that detention center officials may expect to house.

METHODOLOGY

Long-range projections for local detention facilities are difficult to estimate and subject to error. This is due, in part, to the ever-changing nature of the variables from which such predictions are made and the accuracy of the information obtained from the facility. For example, because population forecasting is a reflection of such variables as community demographics, geographical location, political and legislative philosophies, and because these variables are subject to change and evolve over time, the likelihood that any forecast made will be exact is extremely improbable. That being the case, forecasts need to be viewed by those using them as educated estimates, and consideration should be given to updating such forecasts as time (and variables) change.

This forecast will focus on projecting the total number of beds that would be needed to adequately house inmates for the next 26 years, which is as far ahead as State Demographics projections are provided. The process of projecting the number of beds needed is a combination of analyzing projected populations for the county through the year 2035, the current and forecasted average daily jail population, segregate and posing factors, and the current and forecasted average length of stay.

Population data for the county was obtained from South Carolina Budget and Control Board, Office of Research and Statistics, and was used to determine the forecasted number of total residents in Oconee County through the year 2035.

Oconee Law Enforcement Center Reports provided information relative to the number of offenders admitted to the detention center, the average length of stay of these inmates, the average daily population of the facility, and general information regarding the characteristics of the offenders admitted (i.e., sentencing and gender). Reports generated by Bradon Stephens, Database Administrator for the Oconee County Sheriff's Office provided detailed offender information (i.e., charges and bond amounts).

County Population

The County's population represents the baseline for which an analysis of detention center bed needs can be determined. The offender housing needs tend to parallel the overall population trends of the County. Therefore, changes in the population can have a significant effect on the projected housing needs. Table I and Table II illustrate the historical and projected population of Oconee County through the year 2035.

TABLE I OCONEE COUNTY HISTORICAL POPULATION 1999 – 2004		
YEAR	POPULATION	1-YEAR PERCENT CHANGE
2003	68,152	-
2004	68,626	.70%
2005	69,302	.99%
2006	69,993	1.0%
2007	70,753	1.09%
2008	71,274	.74%
Change from 2003 -2008:		4.58%

* South Carolina Budget and Control Board, Office of Research and Statistics.

As Table I illustrates, the population of Oconee County has shown an average increase of 1% or less per year for a total 4.6% percent during the last five years. Please note that the population estimation for 2008 was not available from the South Carolina Budget and Control Board and was obtained from Federal statistics.

The projected population data provided by the South Carolina Office of Research and Statistics for 2010-2035 is expected to grow at a slightly higher rate of five percent (4.82%) to six percent (6.05%) as shown in Table II below.

TABLE II OCONEE COUNTY PROJECTED POPULATION 2010-2035 ²		
YEAR	POPULATION ²	5-YEAR PERCENT CHANGE
2010	73,420	-
2015	77,860	6.05%
2020	82,300	5.70%
2025	86,740	5.39%
2030	91,170	4.99%
2035	95,460	4.82%
Change from 2010 – 2035		30.02%

² South Carolina Budget and Control Board, Office of Research and Statistics.

Historical Trends in Average Daily Detention Center Populations

An analysis of the historical trends of the Oconee County Detention Center's average daily population (ADP) can serve as a great indicator of the need for future bed-space and subsequent new jail construction. Because the ADP reflects the average number of offenders being housed, it is used to establish a baseline figure for future bed-space needs. The ADP for the Oconee County Detention Center over the past six calendar years (through 2008) is reflected in Table III.

YEAR	ADP	PERCENT OF CHANGE
2003	96.5	-
2004	117.7	21.97%
2005	130.3	10.71%
2006	139.8	7.29%
2007	154.1	10.23%
2008	160.5	4.15%
Change from 2003 – 2008		66.32%

*Information from Oconee Law Enforcement Monthly Admissions Reports.

As indicated by these figures, the average daily population (ADP) has increased substantially, with increases in 2008 the highest ADP. Overall there has been an increase of sixty-six percent (66.32%) during the study period. This growth rate is significantly higher than the growth in the general population of the County. It must be stressed that these figures are only representative of the average daily population.

The numbers contained in Table III do not reflect times when the population was much higher than the recorded average (these are called "peaks") and times when it was much lower (these are classified as "valleys").

When considering the total number of new beds needed or even whether to construct a new facility or add bed-space to an existing one, "peaking" must also be taken into account. Adjusting for peaking factors helps to ensure that the County can reasonably accommodate the large number of inmates that may be admitted for housing at certain times.

This is especially true when such peaks occur with some degree of frequency. Furthermore, it is extremely advisable that plans provide for sufficient housing for times when the offender population may peak. Often, local government officials fail to accommodate for peaking and find themselves later faced with costly lawsuits filed by inmates claiming the conditions of confinement are inadequate due to overcrowding.

(Offender Admissions (Bookings))

One of the first steps toward computing long-range projections is to calculate the **projected average daily population** for the local correctional system. This requires information pertaining to the historical and projected number of offender admissions and the average length of stay of inmates. In order to compute the number of **projected admissions**, the historical number of admissions had to be determined.

YEAR	ACTUAL ADMISSIONS	PERCENT OF CHANGE
2003	3,583	N/A
2004	3,488	-3.1%
2005	4,029	15.51%
2006	4,053	.6%
2007	4,328	6.79%
2008	4,608	6.47%
Change From 2005 – 2008		36.2%

*Information from Oconee Law Enforcement Monthly Admissions Reports.

From the information reflected in Table IV, a projected admission rate for the Oconee County Detention Center can be calculated. This is computed by dividing the County's population for the years 2003 through 2008, by the admissions to the jail (reflected in Table IV, above), and multiplying the result by 10,000 to obtain the overall admission rate for each 10,000 population. The highest admission rate is then multiplied by the projected County populations and divided by 10,000 to derive the projected offender admissions from 2010 through the year 2035.

Table V reflects the historical (or actual) admission rates and projected admissions for the Oconee County Detention Center.

ACTUAL ADMISSION RATES		PROJECTED ADMISSIONS	
YEAR	ADMISSION RATES	YEAR	PROJECTED ADMISSIONS
2003	496.4	2010	4,743
2004	508.3	2015	5,030
2005	581.4	2020	5,317
2006	579.1	2025	5,603
2007	611.7	2030	5,885
2008	646.5	2035	6,167

Average Length of Stay (ALOS)

Determining the Average Length of Stay (ALOS) is critical to bed-space projections. While the number of offender admissions is a factor used to project future bed-space needs, the ALOS has a greater impact on bed-space. The amount of time that inmates are incarcerated while awaiting trial directly impacts available space and forecasted future needs. The longer the ALOS, the greater is the need for bed-space.

As shown in Table VI below, the highest average length of incarceration for an offender prior to release was 13 days in 2007.

YEAR	ALOS
2003	10.4
2004	12.3
2005	11.8
2006	12.6
2007	13.0
2008	12.7

When calculating the number of beds needed, the highest ALOS is used. In this case, the highest average length of stay was 13. Due to the importance that ALOS plays in bed-space projections, all efforts should be made to continue to reduce the amount of time that inmates are incarcerated prior to trial and sentencing, especially after additional beds are available. For example, if the average length of stay were twelve (12) days and the number of inmates admitted during one year were 3000, using the formula, # admitted x ALOS/365 = 3000 x (12/365), the average number of beds needed would be 99. Suppose that by changing some of the practices, the detention center reduces the average length of stay to ten (10). The number of beds needed would be reduced from 99 to 82. A decrease in the average length of stay can have a dramatic impact on the number of beds that must be built and maintained.

Projected Detention Center Capacity

The average daily population alone cannot be used to determine the total bed-space requirements. Additional space must be allocated to include peak admission (highest admissions) and classified bed space for specific categories of inmates. To accommodate these occasions, a peaking factor must be determined. Dividing the highest average one-day population to date, by the ADP for that period derives the peaking factor. The peaking ratio for the Oconee County Detention Center averaged 1.2 during the study years. This was used to calculate the number of beds needed for peaking. Calculation of the peaking ratio is shown in Table VII.

YEAR	ADP FOR STUDY YEAR	HIGH POPULATION FOR STUDY YEAR	PEAKING RATIO
2003	96.5	117.5	1.2
2004	117.7	142.8	1.2
2005	136.3	154.3	1.2
2006	139.8	163.5	1.2
2007	154.1	177.8	1.2
2008	160.5	184.0	1.2

Separate housing is needed for disciplinary reasons, the separation of co-defendants, protective custody, medical isolation, etc. This additional space, referred to as "classified", is calculated by adding an additional 20% to the forecasted number. The average daily population, coupled

with the peak and classified factors, provides the base for determining the actual number of beds that will be needed.

Table VIII illustrates projected ADP for the Oconee County Detention Center, the Classified (ADP increased by 20%) and the Peaked and Classified (Classified multiplied by the peaking ratio) population projections through the year 2035. These projections reflect the growth of the Oconee County Detention Center into the future.

TABLE VIII				
OCONEE COUNTY				
FORECASTED POPULATION				
YEAR	FORECASTED ADP	CLASSIFIED ADP (+20%)	PEAKED ADP*	CLASSIFIED & PEAKED ^A
2010	165	198	198	238
2015	175	210	210	252
2020	185	222	222	266
2025	195	234	234	281
2030	205	246	246	295
2035	215	257	257	309

*Peaking factor of 1.2

The classified & peaked projections reflect the highest offender population that the Oconee County Detention Center may expect to have on any given day. This is the worst-case scenario to allow for unique classification and separation developments and not the average. The forecasted and classified projections are more likely to reflect the actual number of detainees being housed in Oconee County.

Therefore, based on the above projections a total 281 beds would be required to meet the classification and peaking requirements through the year 2025. Should the jail use increase significantly or the county grows faster than state projections suggest, jail bed space needs could rise as high as 309 by Year 2035. Once again, this represents a high count and not the average for any given day.

SECTION II-OFFENDER PROFILE

An analysis of offenders confined in the Oconee County Detention Center was conducted to gain an understanding of the offender population and trends, which may affect the offender population in the future.

Methodology

In order to identify offender characteristics and trends, sample booking reports for all admissions during several periods were analyzed.

Bookings from the following periods were obtained from the Oconee County Detention Center to develop an offender profile:

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

January 1-7, 2008	57 Bookings
April 1-7, 2008	63 Bookings
July 1-7, 2008	79 Bookings
October 1-7, 2008	73 Bookings
Total	272 Bookings

All of the data from these booking reports was compiled and analyzed to create several offender profiles for Oconee County. These profiles consisted of all offenders booked during the stated periods.

The following list identifies some of the criminal charges, which were grouped together when entering offenses from the booking reports:

Assaults:	Includes affray, and AWDW, but does not include domestic violence, which is a separate charge.
Larceny:	Includes larceny and larceny of a motor vehicle
Fraud:	Includes fraud, false pretense and forgery.
Trespassing:	Includes criminal trespassing, domestic criminal trespassing and 2 nd degree trespassing.
Traffic:	To include driving while license revoked, fail to heed, and no operator's license. Does not include driving while impaired.
Other Felony:	Includes felonious assault, fugitive, malicious use of explosives, felony probation violation and robbery.
Other Misdemeanor:	Includes misdemeanor breaking and entering, fail to keep child in school, interfering with officer, misdemeanor larceny, misdemeanor probation violation.

After all the data was tabulated and analyzed, offender profiles were developed. The following findings provide a detailed profile of offenders booked into the Oconee County Detention Center during the study periods:

CURRENT OFFENDER PROFILE

Gender of Offender

The number of bookings by gender in the sample population was seventy-four percent (74%) male and twenty-six percent (26%) female. The length of stay versus the number of bookings is used to determine the inmate bed allocations as is discussed in a later section.

TABLE IX OCONEE COUNTY DETENTION CENTER GENDER OF OFFENDERS TOTAL SAMPLE BOOKINGS - 272		
Gender	Number of Bookings	Percent of Bookings
Male	201	74%
Female	71	26%
Total	272	100%

Age of Offender

The age breakdown of the 272 offenders booked at the Oconee County Detention Center is shown in Table below:

TABLE X OCONEE COUNTY DETENTION CENTER AGE OF OFFENDER TOTAL SAMPLE BOOKINGS - 272		
Age of Offender	Number of Offenders	Percent of Offenders
16-17	0	0
18-19	7	2.6%
20-24	50	14.7%
25-29	53	19.5%
30-34	37	13.6%
35-39	45	16.5%
40-44	31	11.4%
45-49	29	10.7%
50+	30	11%
Unknown	0	0
Total	272	100%

Approximately three percent (2.6%) of the offenders were in their teens. The largest group of offenders were in their twenties, with thirty-four (34.2%) in that group. Over sixty-three percent (63.2%) of the inmates were over thirty years of age. Inmates in their thirties accounted for thirty percent (30.1%) of the group. Accordingly, almost sixty percent of the offenders were below the age of 40. Only eleven percent (11%) of the offenders were over fifty years old.

Number of Charges Against Offenders

Table XI illustrates the percentage of offenders charged with a varying number of offenses and whether the offenses were classified as a felony or misdemeanor. For this sample, if any of the offenses charged against the offender were felonies, the offender was classified as a felon.

Number Of Offenses Charged Against Offenders	Number Of Offenders	Percentage Of Offenders
1	186	68.4%
2	41	15.1%
3	27	9.9%
4+	18	6.6%
Totals	272	100%
Offense Class		
Misdemeanor	237	87.1%
Felony	35	12.9%
Totals	272	100%

The number of offenses charged against an offender has an impact on the ultimate length of stay and bond amount set for the offender. In this sample, sixty-eight (68.4%) of the offenders were charged with only one (1) offense and fifteen percent (15.1%) were charge with two offenses. Over nine percent (9.9%) were charged with three offenses and six percent (6.6%) were charged with four or more offenses.

Approximately thirteen percent (12.9%) of all offenders were charged with at least one felony and eighty-seven percent (87.1%) were charged with misdemeanors only.

Offenses Charged at Booking

Table XII represents offenses for which offenders were charged. If a person was charged with multiple offenses, the most serious charge was recorded.

TABLE XII
OCONEE COUNTY DETENTION CENTER
OFFENSES CHARGED-TOTAL SAMPLE BOOKINGS - 272

Offense Charged	Number of Offenders	Percent of Offenders
Bench Warrant	37	13.6%
Drugs	31	11.4%
Disorderly Conduct	29	10.7%
Fraudulent Checks	23	8.5%
DUI	22	8.1%
Various Misdemeanors	22	8.1%
Driving Under Suspension	20	7.4%
Traffic Offenses	17	6.2%
Simple Assault	11	4%
Commitment Orders	10	3.7%
Domestic Violence	8	2.9%
Violation of Probation	7	2.6%
Shoplifting	7	2.6%
Assault	5	1.8%
Burglary	5	1.8%
Public Drunk	4	1.5%
Financial Identity Fraud	4	1.5%
Armed Robbery	2	.7%
Larceny	2	.7%
Other	6	2.2%
Total	272	100%
Arresting Agency		
Oconee County Sheriff's Office	158	58.1%
Seneca Police Department	48	17.7%
South Carolina Highway Patrol	26	9.6%
Walhalla Police Department	21	7.7%
Other	8	2.9%
Westminster Police Department	6	2.2%
SC Probation and Parole	3	1.1%
West Union Police Department	2	.7%
Total	272	100%

Arresting Agency

As indicated in the above chart, over fifty percent (58.1%) of the offenders charged were arrested by the Sheriff's Office. Local and state police agencies accounted for forty-two percent (41.9%) of the arrests.

Offender Length of Stay

The amount of time that an offender is held in a facility has a direct impact on overcrowding and resource allotment. Table VIII shows the length of stay for offenders booked into the Oconee County Detention Center.

Length of Stay (Days)	Number of Offenders	Percent of Offenders	Cumulative Percent
1	126	46.3%	46.3%
2	63	23.9%	70.2%
3	5	1.8%	72.0%
4	6	2.2%	74.2%
5-9	10	3.7%	77.9%
10-19	16	5.9%	83.8%
20-29	3	1.1%	84.9%
30-39	6	2.2%	87.1%
40-49	6	2.2%	89.3%
50+	29	10.7%	100%
Totals	272	100%	100%

Almost half (46.3%) of those charged were released within twenty-four hours of booking. Many of these were released within a few hours. Another twenty-four percent (23.9%) were released within forty-eight hours. Accordingly, over two-thirds (70.2%) of the offenders were released within two days and almost seventy-five percent (74.2%) were released within four days. A high percent of releases in the early stages is very beneficial in controlling the inmate population.

Method of Release: Bond Status

Bond amounts and the manner in which an offender is released can directly impact length of stay and the efficiency of the detention center as a whole. The following table illustrates the different methods of release available and how they were being utilized.

Method of Release	Number of Offenders	Percent of Offenders
Personal Recognizance Bond	168	61.8%
Time Served	36	13.2%
Posted Bond	20	7.4%
POSTDC	11	4.0%
Paid Fine	11	4.0%
WOT Other	8	2.9%
Warrant Lifted	8	2.9%
Order of Discharge	5	1.8%
Probation	3	1.1%
Weekends Violated	1	.4%
Monitor Removed	1	.4%
Totals	272	99.9%

Table XIV illustrates that sixty-two percent (61.8%) of offenders were released under personal recognizance bond and an additional seven percent (7.4%) posted bond. Over thirteen percent

(13.2%) were released after time served. Another four percent (4%) were released to the South Carolina Department of Corrections and four percent (4%) paid fines. Overall, sixty-nine percent (69.2 %) were released on bond. Bond was the most common release mechanism.

The range of bonds set is illustrated in Table XV. Overall, bond amounts did not appear to be excessive and were consistent with the offenses charged. Over three percent (3.7%) of the offenders had bond set at or below \$250 and over twelve percent (12.5%) had bonds between \$251 and \$500. Another eighteen percent (18.0%) had bonds between \$501 and \$1,000. Accordingly, over thirty-four percent of the bonds were at or below \$1,000. Over Sixty-one percent (61.8%) were set at or below \$5,000.

Offenders who had no bond set at the time they were booked may have been charged with offenses in which no bond is initially allowed, but may be set later. Many offenders with no bond were sentenced.

**Table XV
OCONEE COUNTY DETENTION CENTER
BOND STATUS AT BOOKING- 272 BOOKINGS**

BOND AMOUNTS	NUMBER OF OFFENDERS	PERCENT OF OFFENDERS
\$1 - \$250	10	3.7%
\$251 - \$500	34	12.5%
\$501 - \$1,000	49	18.0%
\$1,001 - \$2,500	55	19.9%
\$2,501 - \$5,000	22	8.1%
\$5,001 - \$10,000	7	2.6%
\$10,000+	42	15.4%
No Bond Set	55	20.2%
Totals	272	100%

Bond amounts and type of offenses for bonds over \$34,000:

- \$101,000 Drugs/Manufacture x 4, Weapons/Sale Stolen Pistol
- \$72,000 Burglary, Larceny x 4, DUI, DUS
- \$55,000 ABWIK, Armed Robbery, Weapons/Possession
- \$51,000 Bomb/Possess, Ill tx of Animals, Resist, Utilities Theft
- \$50,000 Weapons/Unlawful Carry, Drugs/Manufacture, Drugs/Cons
- \$45,000 Hold, Drugs/Manufacture, Drugs/Trafficking, Drugs/Cons
- \$36,000 Shoplifting, Giving False Info
- \$35,000 Drugs/Manufacture x 3, Drugs/Conspiracy

Offender Profile Summary

A profile of inmates was developed in order to determine the overall characteristics of offenders that enter the detention center. The periods examined to create this profile were the months of
 January 2008 April 2008 July 2008 October 2008

Gender of Offender

Seventy-four percent (74%) of offenders booked were males and twenty-six percent (26%) were females.

Age

Thirty-six percent (36%) of the sample offenders were under 30 years of age. Approximately three percent (2.6%) were below 20 years of age. Offenders in their twenties (34.2%) and thirties (30.1%) accounted for approximately two-thirds of the bookings (64.3%).

Number and Type of Offenses

Approximately two-thirds of the offenders booked into the Oconee County Detention Center (68.4%) were charged with only one offense followed by fifteen percent (15.1%) with two offenses. Almost ten percent (9.9%) were charged with three (3) offenses; and over six percent (6.6%) were charged with four or more offenses. Over thirteen percent (13.1%) of the offenders were charged with at least one felony. Eighty-seven percent (87.1%) were charged only with misdemeanors.

Bench Warrants (13.6%) were the most common charge. Drug offenses, felony and misdemeanor drug charges, accounted for eleven percent (11.4%) of the charges. Felony drug charges were the most common felony charge. Disorderly conduct also accounted for almost eleven percent (10.7%) of arrests. Fraudulent checks were a frequent charge at just over eight percent (8.5%). DUI (8.1%), Driving under suspended license (7.4%) and other Traffic offenses (6.2%) accounted for over twenty percent (21.7%) of the charges.

Bond Status at Booking

Overall, bond amounts did not appear to be excessive and were consistent with the offenses charged. The most frequent bond amount was \$1,001-\$2,500 (19.5%) followed by \$501-\$1,000 (18.0%). Over three percent (3.7%) of the offenders had bond set at or below \$250 and over twelve percent (12.5%) had bonds between \$251 and \$500. Another fifteen percent (15.4%) had bonds over \$10,000. Accordingly, over thirty-four percent of the bonds (34.2%) were at or below \$1,000. Over sixty-one percent (61.8%) were at or below \$5,000. Twenty percent (20.2%) had no bond set at the time of booking. However, all of these were later released by some method.

Offender Length of Stay

In the sample bookings, almost half (46.3%) of those charged were released within the first 24 hours of booking and another twenty-four percent (23.9%) of the offenders were released within 48 hours of booking. Over two-thirds (70.2%) of all offenders were released within two days of booking. Approximately seventy-five percent (74.2%) were released within four days. Twenty-five percent (25.8%) stayed five days or more and fifteen percent (15.1%) of those stayed beyond 30 days.

Method of Release

Bond was the most common release mechanism. Over sixty-one percent (61.8%) of the offenders were released under personal recognizance bond and thirteen percent (13.2%) were released time

served. Another seven percent (7.4%) posted bond. Four percent (4.0%) went to the South Carolina Department of Corrections and another four percent (4.0%) were released after a paid fine.

SECTION III- SECURITY BREAKDOWN

CRITERIA FOR INMATE CLASSIFICATIONS

Inmates should be classified and placed into appropriate security levels within the detention center. There are many criteria, which can help to classify an offender. These criteria can consist of an inmate's arrest record, disciplinary history, escape history, age, propensity for violence, mental state, and other indicators of risk. The Oconee County Detention Center and Prison Camp has been classified as a Type IV facility in that it houses pretrial and sentenced inmates. Sentenced or pretrial is an important factor in classification of inmates, as is gender.

From the 272 booking sample, total number of days served by gender was calculated to determine average length of stay for males and females.

	TOTAL MALES	TOTAL DAYS MALES	TOTAL FEMALES	TOTAL DAYS FEMALES	MALE ALOS	FEMALE ALOS	TOTAL INMATES BY LEVEL
Totals	291	3,489	71	987	17.4	13.9	272

The percentage of the days served (average length of stay) by each category will be the percentage of space needed for that group of inmates. To calculate the percentages for the breakdown for beds needed, the percentage of days served by type and gender was calculated. The percentages calculated are illustrated in the table below.

	TOTAL DAYS SERVED			PERCENT OF DAYS SERVED		
	Males	Females	Total	Males	Females	Total
Totals	3,489	987	4,476	77.9	22.1	100

However, the female percentage (22.1%) is notably above the normal range (10%-12%). This increased number may be due to a number of variables: the perceived risk of females based on charges or other factors, local sentiment about incarcerating females, crowding and the lack of female beds or general arrest rate of females. We recommend that the County increase the number of female beds to the 15%-20% range, which is more consistent with Oconee County trends and average for females.

Statistics were run from the Oconee Law Enforcement Center Admissions Reports over the past three years. The following percentages of sentenced and pretrial males and females were

consistent for the 2006-2008 period. The majority vote by the Detention Planning Committee was in favor of the 2030 year projection which was a population of 295 inmates. Table XVIII shows percentage of bed space based on gender and sentencing status with bed requirements based on the profile:

SENTENCE STATUS	PERCENTAGES OF BED SPACE			REQUIRED BED SPACE FOR 295 POPULATION		
	Males	Females	Total	Males	Females	Total
Sentenced	35%	8%	44%	106	24	130
Pretrial	47%	9%	56%	139	26	165
Totals	83%	17%	100%	245	50	295

CONSIDERATIONS IN PLANNING HOUSING PODS

Several factors are taken into account in planning housing for the new facility. Modern jails use a podular design concept, in which typically cells containing 24-64 beds (single or double bunked) are arranged around a dayroom. Allocation of beds or pods not only takes into account classification considerations, but also, state standards, optimal pod sizes for staffing efficiencies and safety, as well as expansion. As a result, the total bed count may be a few more or less than the actual projected need. State standards do not allow dormitories to exceed 64 beds.

The County Detention profile analyzed for this study helps guide the allocation of beds by sentencing status and security level. Smaller jails typically need more single and double-celled secure beds than a large facility, which has more flexibility of classification. Minimum security is usually an open dormitory instead of locked rooms or cells. Due to the large number of misdemeanor sentenced and pretrial inmates, *we did show two open dormitory pods in the 287-bed model.*

In planning an initial 287-bed facility, the ultimate build out must also be taken into account. For example, the total male maximum security and female housing will be built in the initial phase because it is not feasible to add cells a few at a time as needed. Beginning with the end in mind, the security bed allocation for up to 351-bed was first determined and then the 287-bed allocation was configured.

Based on the percent of population shown in Table XVII above, allocations were developed for a 287-bed facility model, showing a 22% bed allocation for females, so that planning of pod size can take into account anticipated future expansion. Table XVIII shows percentage of bed space based on gender and sentencing status with bed requirements based on the profile. Table XIV adds classification security levels based on National Institute of Corrections recommendations of a ten percent allowance for maximum security inmates.

TABLE XIV
OCONEE COUNTY DETENTION CENTER
BEDS BY SECURITY LEVEL AND SENTENCE STATUS FOR A 287 BED FACILITY
SCENARIO FOR PROGRAM

Security Level	Male	Male %	Female	Female %	Total
Minimum Dorm Sentenced	64	22%	32	11%	96
Minimum Dorm Pretrial	64	22%	0	0%	64
Medium Pretrial	71	25%	28	10%	99
Maximum (Sentenced or Pretrial)	34	8%	4	1%	38
Totals	223	77%	64	22%	287

INITIAL 287-BED MODEL

The 295-bed model adjusts slightly the number of beds by security level to provide for future expansion and optimal pod sizes for staffing efficiencies and safety. Based on these factors, in the 287-bed model, 223 beds would be dedicated to male inmates, and 64 beds for the 22% recommended female beds for a total 287 beds. The possible future expansion to the facility would add a pod with beds to be determined by future security needs.

FUTURE EXPANSION

Planned future expansion would add one additional male pod, a 64-bed dormitory or another size pod for a total of up to 287 male beds and the total bed count of up to 351. The pod could be added and adjusted in size, according to actual needs.

SUMMARY

The types of beds needed (medium security and maximum security) were categorized according to classification guidelines specified for the inmate sample two ways. These percentages were used to calculate the number of beds needed at each security level in a 287-bed facility, with the potential to be expanded to a 351-bed facility, as seen in previous tables. A scenario using a combination of Indirect and Direct Supervision approach to classification, which assumes most inmates can be managed in medium and minimum security housing to include dormitory environments, was used for planning the proposed housing models.

Since the actual female percentage (22%) found in the Profile Sample for Oconee County Detention Center is above the normal range (10%-12%), we recommend the County increase the percentage of female beds to 22%. Beds were added to the total to achieve this percentage.

The 295-bed projection model adjusts slightly the beds by security level to provide for future expansion and optimal pod sizes for staffing efficiencies and safety. Based on these factors, in the 295-bed model, 223 beds would be dedicated to male inmates, but up to 64 beds would be built initially for females, since beds cannot be added a few at a time, for a total of 287 beds.

Planned future expansion would add one additional pod, no larger than a 64-bed dormitory to bring the total male beds to 287 and the total facility capacity to 351. The pod could be added and adjusted in size, according to actual needs. The recommended housing allocation by inmate type and gender is summarized below:

TABLE XX			
OCONEE COUNTY DETENTION CENTER			
RECOMMENDED INITIAL HOUSING CLASSIFICATIONS			
Security Level	Males	Females 22%	Total
Minimum	128	32	160
Medium Pod Cells	71	28	99
Maximum Pod	24	4	28
Totals:	223	64	287
RECOMMENDED FUTURE ADDITIONAL HOUSING CLASSIFICATIONS			
Minimum Dorm	61	0	61
Needed Security Level	To be determined	0	To be determined
Maximum Additions	64	0	64
Total Beds at Build-Out	182-234	64	351

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

287 bed program with 350 core

	NO. OF SPACES	NSF	TOTAL NSF
1.1 INTAKE/ BOOKING			
Vehicle Sallyport	1	2,400	2,400
Arrestee Sallyport	1	400	400
Breathalyzer Room	1	100	100
Officer Station/Booking	1	200	200
Arrestee Holding Cell	3	120	340
Medium Holding Cell	1	200	200
Transportation Holding Cell	1	300	300
Large Holding Cell	1	320	320
IXFingerprint Station	1	50	50
Watch - Padded Cell	1	120	120
Small Holding Cell - negative pressure (1)	3	120	360
Records	1	150	150
Transportation Corridor	1	450	450
Interview/ Attorney Conference	2	100	200
Indirect Attorney Visit	1	100	100
Property Issue	1	600	600
Property Storage	1	200	200
Waiting - Soft Booking	1	800	800
Change	3	50	150
Shower	1	50	150
Jacitor	1	50	50
Officers Toilet	2	60	120
Inmate Toilet	2	60	120
Medical Exam	1	75	75
Subtotal - Intake/ Booking			7,855
1.2 KITCHEN/ SERVICE			
Loading Vestibule	1	200	200
Can Wash	1	40	40
Lockers	1	50	50
Dry Storage	1	400	400
Cooler/ Freezer	1	350	350
Jacitor	1	50	50
Kitchen Preparation / Serving	1	2,000	2,000
Dishwashing	1	250	250
Office	1	100	100
General Storage	1	500	500

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

OCONEE COUNTY DETENTION CENTER PROGRAM CONT'D

Staff Toilet	2	120	240
Staff Dining	1	250	250
Maintenance / Electrical	1	480	480
Laundry	1	250	250
Clean Linen Storage	1	180	180
Commissary	1	100	100
Subtotal - Kitchen/Service			5,440
13 JAIL ADMIN. / SUPPORT / MEDICAL			
Jail Administrator	1	175	175
Office	5	120	600
Armory	1	200	200
Records Room	1	400	400
Small Conference	1	200	200
Janitor Closet	1	50	50
Staff Toilets / Lockers	2	500	1,000
Miscellaneous Storage/Supplies	1	300	300
Clerical - Support Staff	2	80	160
Work Area/Copier	1	100	100
Clerical - Record Storage	1	100	100
Jail Administration Waiting	1	150	150
Security Control Closet	1	300	300
Communications Closet	1	100	100
Electrical Room	1	500	500
Mechanical Room	1	1,000	1,000
Sprinkler Room	1	200	200
Training/Conference/Interview	1	600	600
Conference Storage	1	75	75
Administration Sallyport	1	150	150
Video Arraignment/Lineup	1	200	200
Video Visitation Room (public)	1	500	500
Public Toilets	2	100	200
Public Screening/Entry	1	400	400
Public Lobby / Waiting	1	1,000	1,000
Magistrate - Courtroom	1	675	675
Magistrate - Office	1	200	200
Magistrate - Toilet	1	75	75
Magistrate - Storage	1	100	100
Magistrate - Public Lobby	1	300	300
Magistrate - Work Area	1	400	400
Medical - Inmate Holding	2	100	200

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

OCCONEE COUNTY DETENTION CENTER PROGRAM CONT'D

Medical - Reception	1	100	100
Medical - Records Storage	1	200	200
Medical - Pharmacy	1	250	250
Medical - Office	1	160	160
Medical - Nurses Office	1	160	160
Medical - Storage	2	50	100
Medical - Staff Toilet	1	60	60
Medical - Exam Room	2	120	240
Medical - Inmate Toilet	1	60	60
Medical - Utility-Closet	1	30	30
Dental - Exam Room	1	200	200
Mental Health Interview	1	100	100
Subtotal - Jail Admin./ Support / Medical			11,990
1.4 DETENTION HOUSING			
1. Mens Pre-Trial Dormitory-Min.Security (64 beds)	1	35	35
	63	25	1,575
Dayroom	1	2,000	2,000
Multi-Purpose / Video Visitation	1	300	300
Tray Cart Storage/Condiments	1	30	30
Janitor	1	50	50
Exterior Recreation	1	400	400
Toilets/ Showers	1	450	450
Pantry	1	100	100
Officer Post	1	80	80
Officer Toilet	1	80	80
Storage	1	80	80
Subtotal - Dorm 1			5,180
2. Mens Sentenced Dormitory-Min.Security (64 beds)	1	35	35
	63	25	1,575
Dayroom	1	2,000	2,000
Multi-Purpose / Video Visitation	1	300	300
Tray Cart Storage/Condiments	1	30	30
Janitor	1	50	50
Exterior Recreation	1	400	400
Toilets/ Showers	1	450	450
Pantry	1	100	100
Officer Post	1	80	80
Officer Toilet	1	80	80
Storage	1	80	80

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

OCCONEE COUNTY DETENTION CENTER PROGRAM CONT'D

Subtotal - Dorm 2			5,180
1. Mens Detention Cells - Maximum Sec. (24 beds)	24	85	2,040
Dayroom	1	1,400	1,400
Multi-Purpose / Video Visitation	1	250	250
Tray Cart Storage/Condiments	1	30	30
Security Vestibule	1	120	120
Janitor	1	50	50
Showers	3	50	150
Exterior Recreation	1	200	200
Control Room (shared with unit #4)	1	250	250
Subtotal - Max 3			4,490
4. Mens Detention Cells - Medium Sec. (24 beds)	24	85	2,040
Dayroom	1	1,400	1,400
Multi-Purpose / Video Visitation	1	250	250
Tray Cart Storage/Condiments	1	30	30
Security Vestibule	1	120	120
Janitor	1	50	50
Showers	3	50	150
Exterior Recreation	1	200	200
Subtotal - Medium 4			4,240
5. Mens Detention Cells - Medium Sec. (47 beds)	25	85	1,935
Single ADA cell	1	85	85
Dayroom	1	2,000	2,000
Multi-Purpose Video Visitation	1	250	250
Tray Cart Storage/Condiments	1	30	30
Security Vestibule	1	120	120
Janitor	1	50	50
Showers	6	50	300
Exterior Recreation	1	400	400
Officer Post	1	80	80
Officer Toilet	1	80	80
Subtotal - Med. 5			5,350
6. Womens Detention Cells - all class. (28 beds)	14	85	1,190
Single Cells (4 Beds)	4	85	340
Dayroom	1	2,000	2,000
Multi-Purpose / Video Visitation	1	250	250
Party	1	120	120
Tray Cart Storage/Condiments	1	30	30
Janitor	1	50	50

*Detention Center Needs Analysis
Master Plan*

*Oconee County
Walhalla, SC*

OCONEE COUNTY DETENTION CENTER PROGRAM CONT'D

Showers	7	70	490
Exterior Recreation	1	400	400
Security Vestibule	1	130	130
Officer Post	1	80	80
Officer Toilet	1	80	80
Laundry	2	120	240
Subtotal - Women's Unsentenced 6			5,390
7. Womens Dormitory Beds-Min. Security (32 beds)	1	35	35
	33	25	773
Dayroom	1	2,000	2,000
Multi-Purpose / Video Visitation	1	300	300
Tray Car, Storage/Condiments	1	30	30
Janitor	1	50	50
Exterior Recreation	1	400	400
Toilets/ Showers	1	450	450
Pantry	1	100	100
Officer Post	1	80	80
Officer Toilet	1	80	80
Storage	1	80	80
Subtotal - Women's Dorm Sentenced 7			4,380
Subtotal - Housing			34,210
NET TOTAL - Oconee County Jail			59,495

287 BEDS

SUMMARY OF SPACE REQUIREMENTS:

COMPONENT	Base NSF Area	Grossing Factor	Total GSF
1.1 INTAKE/ BOOKING	7,855	1.15	9,033
1.2 KITCHEN/ SERVICE	5,440	1.10	5,984
1.3 JAIL ADMIN. / SUPPORT / MEDICAL	11,990	1.15	13,789
1.4 DETENTION HOUSING	34,210	1.20	41,052
SUBTOTAL DETENTION	59,495		69,858
Average Grossing Factor: (Subtotal GSF/ Subtotal NSF)=		1.17	
% BUILDING EFFICIENCY: (Total Base NSF/Total Building GSF)		85%	
EST. TOTAL SQUARE FOOTAGE			69,858

STAFFING PLAN FOR NEW FACILITY

METHODOLOGY FOR CALCULATING STAFFING PLAN

Calculations for this project were based on the National Institute of Corrections recommended methods for staffing analysis as required by SC State Mandatory Jail Standards.

Staffing of each post designated as essential must be sufficient to provide 24 hour/seven day per week coverage. Some of the posts, like direct supervision housing unit officer, central control and booking, require coverage even for meals, while others can tolerate a 30 minute absence by the officer so long as another officer can check the area or respond if needed.

The shift relief factor required to provide coverage when an officer is absent on annual leave, sick leave, training, funeral and other paid leave for a three shift schedule is calculated to cover all essential posts when such absences occur. The result is 3 positions on average are required to cover one essential 24/7 post at ALL times.

Currently the Oconee County Detention Center does not have adequate staff for any absence. This means that a post is not adequately covered if at all or overtime (or compensatory time) is incurred. Working short-handed and without coverage for meal breaks is not a sustainable or defensible approach to staffing a detention facility, but it is possible to get by occasionally especially in the current smaller facility.

State standards and effective direct supervision require fulltime coverage of all critical posts and housing units. Labor laws require that an officer take his or her meal away from the work area. Some posts can function for a half hour without an officer present, but inmates cannot be left unattended for that period of time. Therefore, sufficient coverage for meal breaks is also factored into the staffing plan for those posts affected.

Currently a total of 20 officers and supervisors are scheduled over three shifts to supervise 122 inmates. An additional 13 positions would be needed in the current facility without expanding it.

in order to provide coverage whenever an officer is absent, for a total of 34 officers and supervisors. The recommended current staffing is shown in the following chart:

OCONEE CO DETENTION CENTER CURRENT STAFFING FOR 122 BEDS INDIRECT - Eight Hour Shifts/40 Hour Work Week							
	Shift 1	Shift 2	Shift 3	TOTAL	Shift Relief	TOTAL	Comments
SECURITY POSTS	7AM-3PM	3PM-11PM	11PM-7AM	14	0.7 = Meal Relief (M.R.)		
					1.06 = No M.R.		
Initial Operation					Per shift		
Booking/ Release Desk Cpl	1	1	1	3	1.70	5.1	M.R.
Intake & Holding Cpl	1	1	1	3	1.65	5.0	
Central Control of Moseley C/O	1	1	1	3	1.70	5.1	M.R.
C/O Duty - inmates	3	3	3	9	1.55	13.9	
Shift Supervisor	1	1	1	3	1.65	5.0	
Subtotal Posts	7	7	6	20		33.4	Req. for ALL Leave
						20	Current Staffing
						13.4	ADDP Needed Now
ADMINISTRATIVE/SPECIAL FUNCTIONS							
Administrator (Major)	1			1	1.0	1.0	
Administrative Assistant	1			1	1.0	1.0	
Records/Personnel				1	1.0	0.0	
Training Programs Sp	1			1	1.0	1.0	
Training	1			1	1.0	1.0	
Classification - N/W				1	1.0	0.0	
Visitor Control - S/O position				1	1.0	0.0	
Food Service	2			2	1.0	2.0	
Medical - Nurse	1			1	1.0	1.0	
Luncheonary				1	1.0	0.0	
Transportation Officer	1			1	1.0	1.0	
Emporium Clerk				1	1.0	0.0	
Subtotal Administrative	8			8	1.000	5.0	
TOTAL ALL Positions	15	7	6	28		41.4	ROUNDED UP

NEW FACILITY STAFFING

The new facility preliminary staffing plan for both Options A and B assumes direct supervision of all pods designed without a central control room and provides for coverage of all critical posts at all times. We assume that at the initial activation only five of the six pods will be occupied, for a total of 240 beds. The new facility almost doubles the current capacity and more than doubles its total size, but adds only two (2) additional posts because of its staff efficient design and a total of six officers over the recommended number to operate the current facility, for a total of 38 detention officers and supervisors.

Three additional administrative/support positions are also recommended: A classification officer, a visitor control officer for the video visitation area, and an additional nurse to cover second shift or to extend coverage through the weekend. Total detention officers plus administration and support recommended total is 49. The plan for either option A or B is shown in the next chart:

OCONEE CO DETENTION CENTER STAFFING FOR OPTION A or B: 287 BED FACILITY, 5 of 6 PODS ACTIVATED DIRECT SUPERVISION: Eight Hour Shifts/40 Hour Work Week								
	Shift 1 (7AM-3PM)	Shift 2 (3PM-11PM)	Shift 3 (11PM-7AM)	TOTAL	Shift 1 for Leave Relief	TOTAL	Comments	
SECURITY POSTS				24	1.7 = Med Relief (M.R.)			
					1.66 = No M.R.			
Initial Operation					Person			
Booking/Release Desk (Cpl)	1	1	1	3	1.20	5.1	With Meal Relief	
Intake and Holding Cells	1	1	1	3	1.66	5.0	No MR	
Central Control - Master CO	1	1	1	3	1.20	5.1	MR	
Male Housing Control Max	1		0.3	2.3	1.56	4.2	MR	
Male Med. Housing Direct		0	3	3	1.73	5.0		
Male Jailmtery Direct	1	1	1	3	1.73	5.1	MR	
Male Jailmtery Direct	1	1	1	3	1.55	5.0	MR	
Female Housing Indirect	1	1	0.3	2.3	1.59	4.2	MR	
Rever/Back up	1	1	1	3.0			No MR	
Shift Supervisor	1	1	1	3	1.55	5.0	No MR	
Subtotal	9	9	8	26		39.5	Req. for All Relief	
NOTE: 35 = 6 hours coverage for 8 hours							20	Current with NO relief
ADMINISTRATIVE/SPECIAL FUNCTIONS								
Administration (Major)	1			1	1.0	1.0		
Assistant Administration	1			1	1.0	1.0	Finance	
Administrative Assistant	1			1	1.0	1.0		
Inmate Programs Sec.	1			1	1.0	1.0		
Training	1			1	1.0	1.0		
Classification (NEW)	1			1	1.0	1.0		
Visitor Control (NEW)	1			1	1.0	1.0		
Food Service	2			2	1.0	2.0		
Medical-Nurse	1	1		2	1.0	2.0		
Cocooning				0	1.0	0.0		
Transportation Officer	1			1	1.3	1.0		
Transport Other				0	1.0	0.0	Police	
Subtotal Administrative	11	1		12		22.0		
TOTAL ALL Positions	20	10	8	38		56.5	ROUNDED 50	

Oconee County Detention Planning Committee

Steve Pruitt
Jail Administrator
sp Pruitt@oconeeclaw.com

David Wagner
Deputy Solicitor, 10th Judicial Circuit
Ph. 864-638-4294
dwagner@scli10th.com

Lindsey Simmons
Assistant Solicitor
Ph. 864-638-4294
lsimmons@scli10th.com

Blake Norton
Oconee County Magistrate
Ph. 864-638-4125
bnorton@oconeesc.com

Denny Singleton
Seneca Municipal Court Judge
Ph. 864-882-2731
dsingleton@seneca.sc.us

Greg Stewart
Agent-In-Charge, S.C. PPP
Ph. 864-638-4255
gstewart@ppp.state.sc.us

Wilson Burr
10th Judicial Circuit Public Defender's Office
Ph. 864-638-3132
wburr@helsouth.net

Lake Julian
Oconee County Facilities Maintenance Director
Ph. 864-638-4621
ljulian@oconeesc.com

Bradon Stephens
OCSC IIT Database Administrator
Ph. 864-718-1073
bstephens@oconeeclaw.com

Robyn Courtright
Procurement Director
Ph. 864-638-4143
rcourtright@oconeesc.com

Kendra Brown
Interim County Administrator
Ph. 864-638-4235
kbrown@oconeesc.com

Tim Chastain
Walhalla P.D. Chief
tim.chastain@dsllkn.net

Tabitha Harvey
Oconee County Facilities Maintenance
tharvey@oconeesc.com

Danny N. Ard
AWHS Architects
DNA133@aol.com

Dan Mace
Moseley Architects
dmace@moseleyarchitects.com

Nelda Leon
Moseley Architects
nleon@moseleyarchitects.com

Carol Roberts
Moseley Architects
Ph. 878-779-4688
croberts@moseleyarchitects.com