

Idaho Department of Correction

Rev. 1/23/08 8:55 am

Estimated Construction and Operating Cost - 2,120 Bed Facility

Option B Annual Rate Inc. applied to entire per diem

Annual Cost		2120 Beds								
		Sq Ft per Offender	Cost Per Sq Ft <sup>7</sup>	Construction Costs (Est.)	2012	2013	2019	2034	2041	2042
<b>Construction Costs</b>										
Option A State Owned <sup>1</sup>		290	\$439.75	\$270,358,300	\$20,583,375	\$18,588,950	\$18,628,125	\$18,771,925	\$18,861,450	\$497,700
Option B-1 Privately Built and Owned <sup>2</sup>		290	\$405.77	\$249,467,396	\$15,274,812	\$15,733,056	\$18,786,092	\$29,268,119	\$35,996,095	\$37,075,978
Option B-2 Privately Built and Owned <sup>3</sup>		186	\$405.77	\$160,003,226	\$10,059,400	\$10,361,182	\$12,371,793	\$19,274,851	\$23,705,635	\$24,416,804
<b>Operating Costs (same for all options)</b>				<b>Rate Inc.</b>						
Per Diem <sup>4</sup>	44.00 per day			3.0%	\$34,047,200	\$35,068,600	\$41,873,700	\$65,237,900	\$80,234,400	\$82,641,400
Medical <sup>5</sup>	13.37 per day			4.5%	\$10,349,163	\$10,814,900	\$14,084,000	\$27,256,400	\$37,092,200	\$38,761,300
IDOC Support Staff <sup>6</sup>				3.0%	\$847,600	\$834,700	\$996,700	\$1,552,900	\$1,909,800	\$1,967,100
<b>Total Operating Costs</b>					\$45,243,963	\$46,718,200	\$56,954,400	\$94,047,200	\$119,236,400	\$123,369,800
<b>Total Construction &amp; Operating Costs</b>										
Option A State Owned, Privately Operated					\$65,827,338	\$65,307,150	\$75,582,525	\$112,819,125	\$138,097,850	\$123,867,500
Option B-1 Privately Built, Owned, Operated					\$60,518,775	\$62,451,256	\$75,740,492	\$123,315,319	\$155,232,495	\$160,445,778
Option B-2 Privately Built, Owned, Operated					\$55,303,363	\$57,079,382	\$69,326,193	\$113,322,051	\$142,942,035	\$147,786,604

Option A startup costs paid off  
 Option A becomes less expensive then Option B-1  
 Option A becomes least expensive  
 Last year of bond payment  
 Bond paid off

<sup>1</sup>Includes \$2,000,000 in startup costs and \$205,000 for building insurance.  
<sup>2</sup>Based on building/startup costs of \$19.74 per day  
<sup>3</sup>Based on building/startup costs of \$13.00 per day  
<sup>4</sup>Based on projected operations cost per diem.  
<sup>5</sup>Medical based on FY09 rate (\$11.72) + 4.5% per year  
<sup>6</sup>17 FTP (i.e. Admin, Monitoring, Fiscal, HR, IT, Transport, and Clinical Personnel)  
<sup>7</sup> Option A includes approximately 8% for design contingencies, project management, and commissioning.

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Estimated Construction and Operating Cost - 2,120 Bed Facility

Option B Annual Rate Inc. applied to entire per diem

Cost Per Day		2120 Beds								
		Sq Ft per Offender	Cost Per Sq Ft <sup>7</sup>	Construction Costs (Est.)	2012	2013	2019	2034	2041	2042
<b>Construction Costs</b>										
Option A State Owned <sup>1</sup>		290	\$439.75	\$270,358,300	\$26.60	\$24.02	\$24.07	\$24.26	\$24.38	\$0.64
Option B-1 Privately Built and Owned <sup>2</sup>		290	\$405.77	\$249,467,396	\$19.74	\$20.33	\$24.28	\$37.82	\$46.52	\$47.91
Option B-2 Privately Built and Owned <sup>3</sup>		186	\$405.77	\$160,003,226	\$13.00	\$13.39	\$15.99	\$24.91	\$30.64	\$31.55
<b>Operating Costs (same for all options)</b>				<b>Rate Inc.</b>						
Per Diem <sup>4</sup>	44.00 per day			3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80
Medical <sup>5</sup>	13.37 per day			4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09
IDOC Support Staff <sup>6</sup>				3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.54
<b>Total Operating Costs</b>					\$58.47	\$60.38	\$73.60	\$121.54	\$154.09	\$159.43
<b>Total Construction &amp; Operating Costs</b>										
Option A State Owned, Privately Operated					\$85.07	\$84.40	\$97.68	\$145.80	\$178.47	\$160.08
Option B-1 Privately Built, Owned, Operated					\$78.21	\$80.71	\$97.88	\$159.36	\$200.61	\$207.35
Option B-2 Privately Built, Owned, Operated					\$71.47	\$73.77	\$89.59	\$146.45	\$184.73	\$190.99

Option A startup costs paid off  
 Option A becomes less expensive then Option B-1  
 Option A becomes least expensive  
 Last year of bond payment  
 Bond paid off

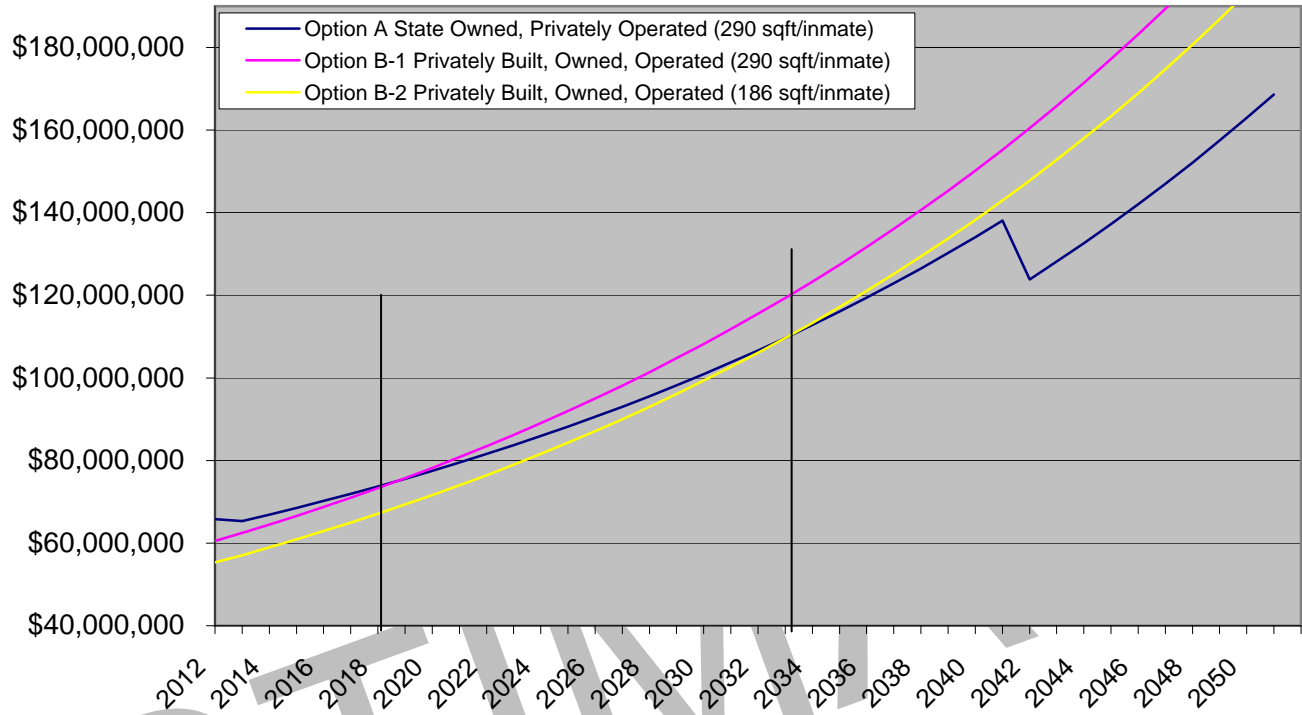
<sup>1</sup>Includes \$2,000,000 in startup costs and \$205,000 for building insurance.  
<sup>2</sup>Based on building/startup costs of \$19.74 per day  
<sup>3</sup>Based on building/startup costs of \$13.00 per day  
<sup>4</sup>Based on projected operations cost per diem.  
<sup>5</sup>Medical based on FY09 rate (\$11.72) + 4.5% per year  
<sup>6</sup>17 FTP (i.e. Admin, Monitoring, Fiscal, HR, IT, Transport, and Clinical Personnel)  
<sup>7</sup>Option A includes approximately 8% for design contingencies, project management, and commissioning.

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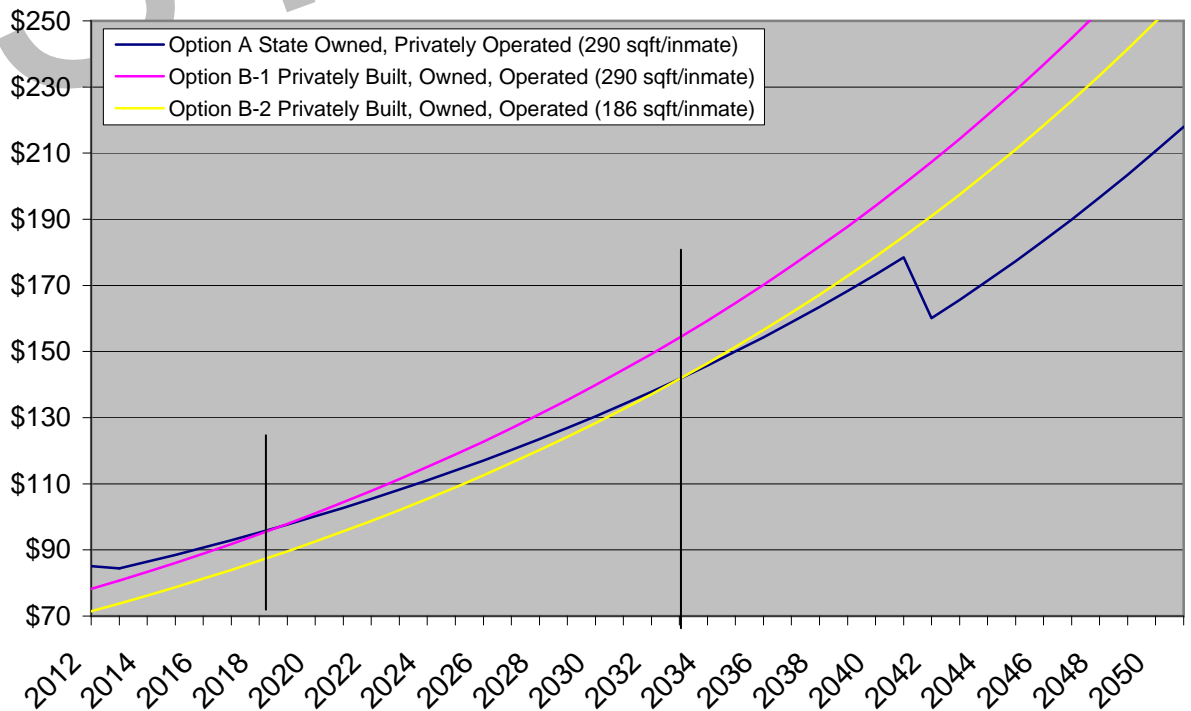
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Option B Annual Rate Inc. applied to entire per diem

Annual Cost Comparison  
2,120 Bed Facility



Cost per Day Comparison  
2,120 Bed Facility



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Estimated Construction and Operating Cost - 2,120 Bed Facility

Option B Annual Rate Inc. applied to entire per diem

Annual Cost	2120 Beds	290 sf/offender <sup>9</sup>	Cost \$ 270,358,300		\$439.75 per sq. ft <sup>11</sup>		614,800 sq. ft.	
Option A State Owned, Privately Operated		Rate Inc.	2012	2013	2019	2034	2041	2042
Bond Payments <sup>1</sup>			\$18,378,375	\$18,377,750	\$18,376,125	\$18,379,125	\$18,378,250	
Per Diem <sup>2</sup>	44.00	3.0%	\$34,047,200	\$35,068,600	\$41,873,700	\$65,237,900	\$80,234,400	\$82,641,400
Medical <sup>3</sup>	13.37	4.5%	\$10,349,163	\$10,814,900	\$14,084,000	\$27,256,400	\$37,092,200	\$38,761,300
Building Insurance <sup>4</sup>		3.0%	\$205,000	\$211,200	\$252,000	\$392,800	\$483,200	\$497,700
IDOC Support Staff <sup>5</sup>		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700
Startup Costs			\$2,000,000					
<b>Total</b>			<b>\$65,828,838</b>	<b>\$65,308,750</b>	<b>\$75,584,325</b>	<b>\$112,821,925</b>	<b>\$138,101,350</b>	<b>\$123,871,100</b>
<b>Option B-1 Privately Built, Owned, Operated<sup>8</sup></b>		<b>290 sf/offender<sup>9</sup></b>	<b>Cost \$ 249,467,396</b>		<b>\$405.77 per sq. ft.</b>		<b>614,800 sq. ft.</b>	
<i>(IDOC recommendation of 290 sqft per offender)</i>								
Per Diem <sup>6</sup>	63.74	3.0%	\$49,322,012	\$50,801,700	\$60,660,000	\$94,506,100	\$116,230,600	\$119,717,500
Medical <sup>3</sup>	13.37	4.5%	\$10,349,163	\$10,814,900	\$14,084,000	\$27,256,400	\$37,092,200	\$38,761,300
IDOC Support Staff <sup>5</sup>		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700
<b>Total</b>			<b>\$60,520,275</b>	<b>\$62,452,900</b>	<b>\$75,742,500</b>	<b>\$123,318,200</b>	<b>\$155,236,100</b>	<b>\$160,449,500</b>
<b>Option B-2 Privately Built, Owned, Operated<sup>8</sup></b>		<b>186 sf/offender<sup>10</sup></b>	<b>Cost \$ 160,003,226</b>		<b>\$405.77 per sq. ft.</b>		<b>394,320 sq. ft.</b>	
<i>(CCA average sqft per offender for new construction)</i>								
Per Diem <sup>7</sup>	57.00	3.0%	\$44,106,600	\$45,429,800	\$54,245,700	\$84,513,500	\$103,940,900	\$107,059,100
Medical <sup>3</sup>	13.37	4.5%	\$10,349,163	\$10,814,900	\$14,084,000	\$27,256,400	\$37,092,200	\$38,761,300
IDOC Support Staff <sup>5</sup>		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700
<b>Total</b>			<b>\$55,304,863</b>	<b>\$57,081,000</b>	<b>\$69,328,200</b>	<b>\$113,325,600</b>	<b>\$142,946,400</b>	<b>\$147,791,100</b>

<sup>1</sup>Based on ISBA bond costing model at \$270,000,000 over 30 years.

<sup>2</sup>Option A per diem is \$44.00 + 3% per year

<sup>3</sup>Medical based on FY09 rate (\$11.72) + 4.5% per year

<sup>4</sup>Based on Bureau of Risk Management historical data.

<sup>5</sup>15 FTP (Includes Admin, Monitoring, Fiscal, HR, IT, Transport, and Clinical Personnel)

<sup>6</sup>Per Diem of \$63.74 includes operations costs of \$44.00 and building/startup costs of \$19.74.

<sup>7</sup>Per Diem of \$57.00 includes operations costs of \$44.00 and building/startup costs of \$13.00.

<sup>8</sup>Builder/owner to be responsible for land and associated costs such as property taxes, site development, etc.

<sup>9</sup>Includes IDOC space needs for education & treatment.

<sup>10</sup>Based on average current CCA construction projects.

<sup>11</sup> Option A includes approximately 8% for design contingencies, project management, and commissioning.

Option A startup costs paid off  
 Option A becomes less expensive then Option B-1  
 Option A becomes least expensive  
 Last year of bond payment  
 Bond paid off

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Cost per day	2120 Beds	290 sf/offender <sup>9</sup>	Cost \$ 270,358,300		\$439.75 per sq. ft <sup>11</sup>		614,800 sq. ft.	
Option A State Owned, Privately Operated		Rate Inc.	2012	2013	2019	2034	2041	2042
Bond Payments <sup>1</sup>			\$23.75	\$23.75	\$23.75	\$23.75	\$23.75	
Per Diem <sup>2</sup>	44.00	3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80
Medical <sup>3</sup>	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.93	\$50.09
Building Insurance <sup>4</sup>		3.0%	\$0.26	\$0.27	\$0.33	\$0.51	\$0.62	\$0.64
IDOC Support Staff <sup>5</sup>		3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.55
Startup Costs			\$2.58					
<b>Total</b>			<b>\$85.07</b>	<b>\$84.40</b>	<b>\$97.68</b>	<b>\$145.80</b>	<b>\$178.47</b>	<b>\$160.08</b>

Option B-1 Privately Built, Owned, Operated <sup>8</sup>	290 sf/offender <sup>9</sup>	Cost \$ 249,467,396		\$405.77 per sq. ft.		614,800 sq. ft.		
(IDOC recommendation of 290 sqft per offender)								
Per Diem <sup>6</sup>	63.74	3.0%	\$63.74	\$65.65	\$78.39	\$122.13	\$150.21	\$154.71
Medical <sup>3</sup>	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09
IDOC Support Staff <sup>5</sup>		3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.55
<b>Total</b>			<b>\$78.21</b>	<b>\$80.71</b>	<b>\$97.88</b>	<b>\$159.37</b>	<b>\$200.62</b>	<b>\$207.35</b>

Option B-2 Privately Built, Owned, Operated <sup>8</sup>	186 sf/offender <sup>10</sup>	Cost \$ 160,003,226		\$405.77 per sq. ft.		394,320 sq. ft.		
(CCA average sqft per offender for new construction)								
Per Diem <sup>6</sup>	57.00	3.0%	\$57.00	\$58.71	\$70.10	\$109.22	\$134.33	\$138.36
Medical <sup>3</sup>	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09
IDOC Support Staff <sup>5</sup>		3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.55
<b>Total</b>			<b>\$71.47</b>	<b>\$73.77</b>	<b>\$89.59</b>	<b>\$146.45</b>	<b>\$184.73</b>	<b>\$190.99</b>

<sup>1</sup>Based on ISBA bond costing model at \$270,000,000 over 30 years.

<sup>2</sup>Option A per diem is \$44.00 + 3% per year

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Option A startup costs paid off

Option A becomes less expensive then Option B-1

Option A becomes least expensive

Last year of bond payment

Bond paid off

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