

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. only applied to Operating Cost portion of per diem**

Annual Cost		2120 Beds								
		Sq Ft per Offender	Cost Per Sq Ft ⁷	Construction Costs (Est.)	2012	2013	2019	2034	2041	2042
Construction Costs										
Option A State Owned ¹		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 ²		290	\$405.77	\$249,467,396	\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812
Option B-2 Privately Built and Owned ³		186	\$405.77	\$160,003,226	\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400
Operating Costs (same for all options)				Rate Inc.						
Per Diem ⁴	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 ⁵	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 ⁶				3.0%	\$847,600	\$834,700	\$996,700	\$1,552,900	\$1,909,800	\$1,967,100
Total Operating Costs					\$45,243,963	\$46,718,200	\$56,954,400	\$94,047,200	\$119,236,400	\$123,369,800
Total Construction & Operating Costs										
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	\$61,993,012	\$72,229,212	\$109,322,012	\$134,511,212	\$138,644,612
Option B-2 Privately Built, Owned, Operated					\$55,303,363	\$56,777,600	\$67,013,800	\$104,106,600	\$129,295,800	\$133,429,200

Option A startup costs paid off

Last year of bond payment

Bond paid off

¹Includes \$2,000,000 in startup costs and \$205,000 for building insurance.

*Requires breakdown of annual operating & debt service costs.

²Based on building/startup costs of \$19.74 per day

³Based on building/startup costs of \$13.00 per day

⁴Based on projected operations cost per diem.

⁵Medical based on FY09 rate (\$11.72) + 4.5% per year

⁶17 FTP (i.e. Admin, Monitoring, Fiscal, HR, IT, Transport, and Clinical Personnel)

⁷ Option A includes approximately 8% for design contingencies, project management, and commissioning.

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Cost Per Day		2120 Beds								
		Sq Ft per Offender	Cost Per Sq Ft ⁷	Construction Costs (Est.)	2012	2013	2019	2034	2041	2042
Construction Costs										
Option A State Owned ¹		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 ²		290	\$405.77	\$249,467,396	\$19.74	\$19.74	\$19.74	\$19.74	\$19.74	\$19.74
Option B-2 Privately Built and Owned ³		186	\$405.77	\$160,003,226	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Operating Costs (same for all options)				Rate Inc.						
Per Diem ⁴		44.00 per day		3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80
Medical ⁵		13.37 per day		4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09
IDOC Support Staff ⁶				3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.54
Total Operating Costs					\$58.47	\$60.38	\$73.60	\$121.54	\$154.09	\$159.43
Total Construction & Operating Costs										
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	\$80.12	\$93.34	\$141.28	\$173.83	\$179.17
Option B-2 Privately Built, Owned, Operated					\$71.47	\$73.38	\$86.60	\$134.54	\$167.09	\$172.43

Option A startup costs paid off

Last year of bond payment

Bond paid off

¹Includes \$2,000,000 in startup costs and \$205,000 for building insurance.

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²Based on building/startup costs of \$19.74 per day

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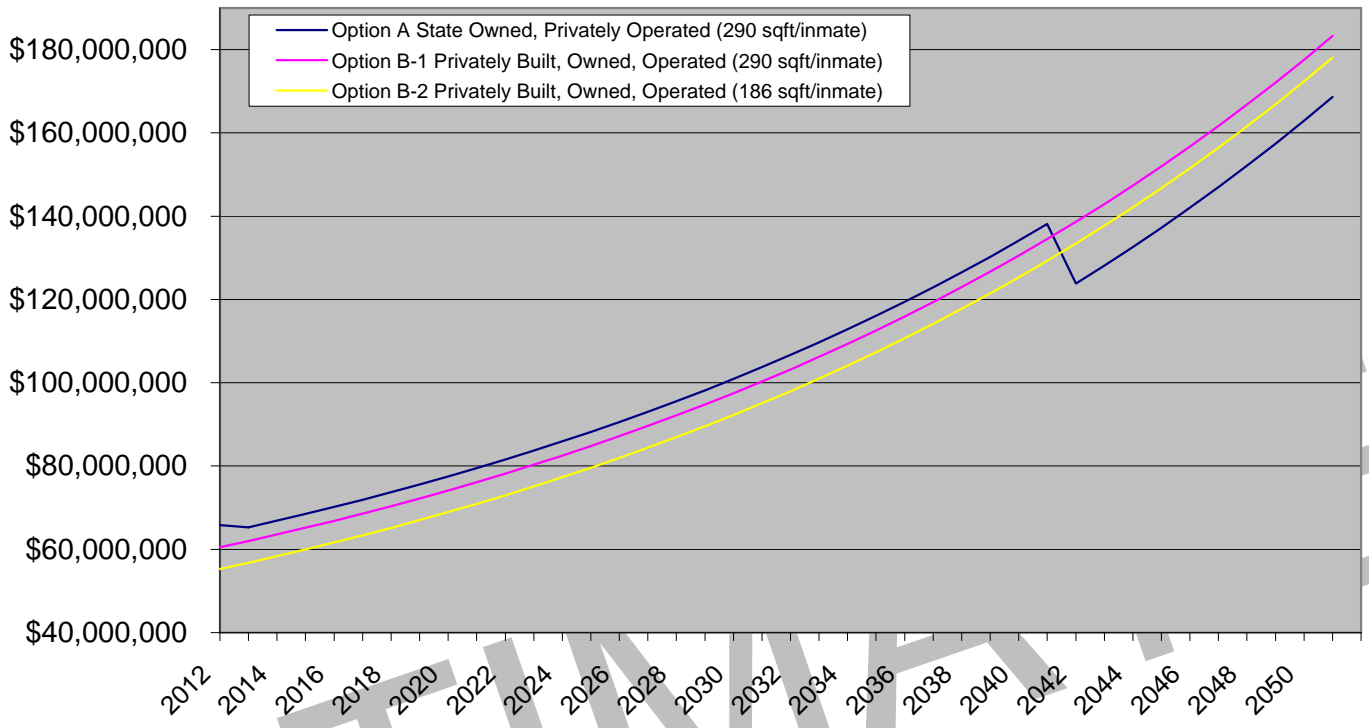
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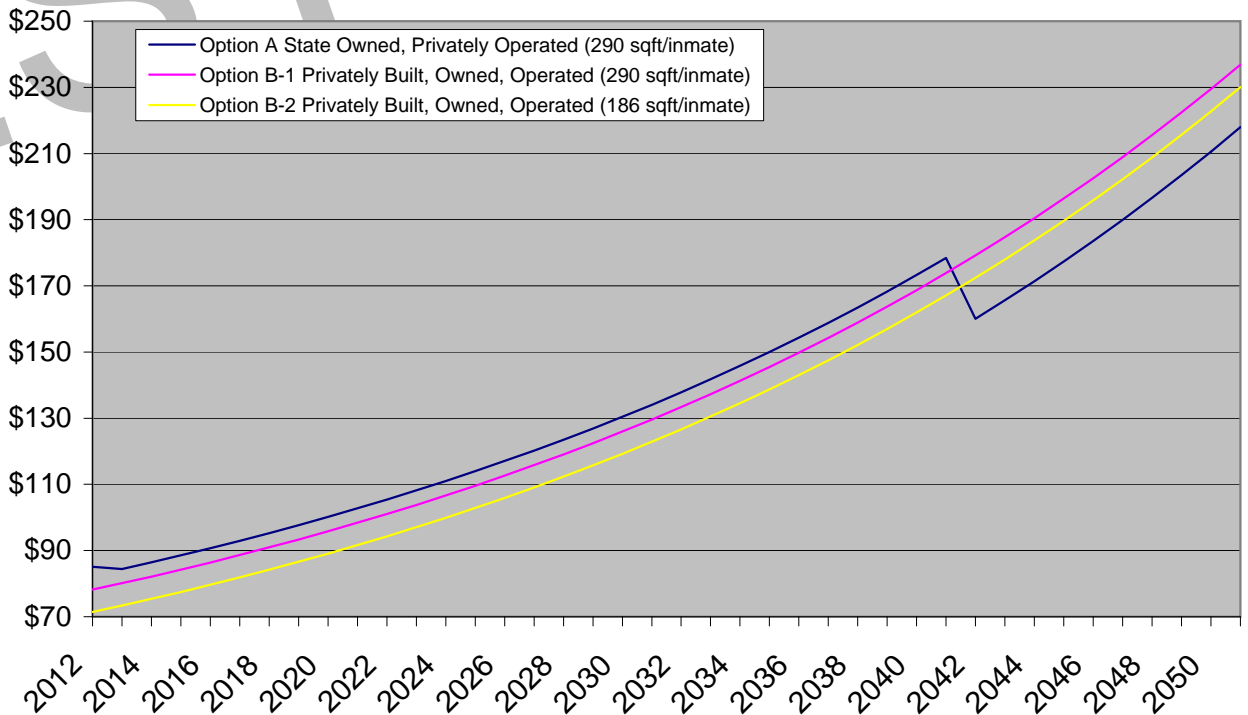
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Option B Annual Rate Inc. only applied to Operating Cost portion of per diem

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
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Annual Cost	2120 Beds	290 sf/offender ⁹	Cost	\$270,358,300	\$439.75 per sq. ft ¹¹	614,800 sq. ft.			
Option A State Owned, Privately Operated			Rate Inc.	2012	2013	2019	2034	2041	2042
Bond Payments ¹			\$18,378,375	\$18,377,750	\$18,376,125	\$18,379,125	\$18,378,250		
Per Diem ²	44.00	3.0%	\$34,047,200	\$35,068,600	\$41,873,700	\$65,237,900	\$80,234,400	\$82,641,400	
Medical ³	13.37	4.5%	\$10,349,163	\$10,814,900	\$14,084,000	\$27,256,400	\$37,092,200	\$38,761,300	
Building Insurance ⁴		3.0%	\$205,000	\$211,200	\$252,000	\$392,800	\$483,200	\$497,700	
IDOC Support Staff ⁵		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700	
Startup Costs			\$2,000,000						
Total			\$65,828,838	\$65,308,750	\$75,584,325	\$112,821,925	\$138,101,350	\$123,871,100	
Option B-1 Privately Built, Owned, Operated⁸ (IDOC recommendation of 290 sqft per offender)			290 sf/offender ⁹	Cost	\$249,467,396	\$405.77 per sq. ft	614,800 sq. ft.		
Per Diem ⁶	44.00	3.0%	\$34,047,200	\$35,068,600	\$41,873,700	\$65,237,900	\$80,234,400	\$82,641,400	
Construction Costs	19.74		\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812	\$15,274,812	
Medical ³	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 ⁵		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700	
Total			\$60,520,275	\$61,994,612	\$72,231,012	\$109,324,812	\$134,514,712	\$138,648,212	
Option B-2 Privately Built, Owned, Operated⁸ (CCA average sqft per offender for new construction)			186 sf/offender ¹⁰	Cost	\$160,003,226	\$405.77 per sq. ft	394,320 sq. ft.		
Per Diem ⁷	44.00	3.0%	\$34,047,200	\$35,068,600	\$41,873,700	\$65,237,900	\$80,234,400	\$82,641,400	
Construction Costs	13.00		\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400	\$10,059,400	
Medical ³	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 ⁵		3.0%	\$849,100	\$836,300	\$998,500	\$1,555,700	\$1,913,300	\$1,970,700	
Total			\$55,304,863	\$56,779,200	\$67,015,600	\$104,109,400	\$129,299,300	\$133,432,800	

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

²Option A per diem is \$44.00 + 3% per year

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

⁴Based on Bureau of Risk Management historical data.

⁵15 FTP (Includes Admin, Monitoring, Fiscal, HR, IT, Transport, and Clinical Personnel)

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

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

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

⁹Includes IDOC space needs for education & treatment.

¹⁰Based on average current CCA construction projects.

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

*Requires breakdown of annual operating & debt service costs.

Option A startup costs paid off

Last year of bond payment

Bond paid off

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Option A State Owned, Privately Operated			Rate Inc.	2012	2013	2019	2034	2041	2042
Bond Payments ¹			\$23.75	\$23.75	\$23.75	\$23.75	\$23.75	\$23.75	
Per Diem ²	44.00	3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80	
Medical ³	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.93	\$50.09	
Building Insurance ⁴		3.0%	\$0.26	\$0.27	\$0.33	\$0.51	\$0.62	\$0.64	
IDOC Support Staff ⁵		3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.55	
Startup Costs			\$2.58						
Total			\$85.07	\$84.40	\$97.68	\$145.80	\$178.47	\$160.08	
Option B-1 Privately Built, Owned, Operated⁸ (IDOC recommendation of 290 sqft per offender)			290 sf/offender⁹	Cost \$249,467,396	\$405.77 per sq. ft		614,800 sq. ft.		
Per Diem ⁶	44.00	3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80	
Construction Costs	19.74		\$19.74	\$19.74	\$19.74	\$19.74	\$19.74	\$19.74	
Medical ³	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09	
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Total			\$78.21	\$80.12	\$93.35	\$141.28	\$173.84	\$179.18	
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Per Diem ⁶	44.00	3.0%	\$44.00	\$45.32	\$54.11	\$84.31	\$103.69	\$106.80	
Construction Costs	13.00		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	
Medical ³	13.37	4.5%	\$13.37	\$13.98	\$18.20	\$35.22	\$47.94	\$50.09	
IDOC Support Staff ⁵		3.0%	\$1.10	\$1.08	\$1.29	\$2.01	\$2.47	\$2.55	
Total			\$71.47	\$73.38	\$86.61	\$134.54	\$167.10	\$172.44	

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

²Option A per diem is \$44.00 + 3% per year

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

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