



Muscogee County Jail RFQ 23-003

December 6, 2022

EXCERPT FROM PROJECT DESCRIPTION [PAGE 15]

The Owner recognizes the need to address long term facility requirements of the Muscogee County Jail. The Owner desires to increase the overall capacity of the facility to **approximately 1,600 beds**. In addition, the existing facility has significant issues with the façade, MEP systems, and security issues. The scope of these design services will include the design of the expansion along with the necessary renovations to the remaining portions of the facility to extend its useful life. The Owner has decided that its needs will **best be served by constructing the expansion on the existing site**. The expansion would be built in the location of the current 1959 Jail.



Muscogee County Jail Masterplan

June 18, 2024 COUNCIL PRESENTATION

SHORT TERM INFRASTRUCTURE PRIORITIES

BUILDING ENVELOPE

The failing building envelope and exterior brick is a potentially imminent safety issue and should be addressed. There are a progression of options to consider:

ROOFING + PERIMETER COPING

The EPDM roof system is between 15-20 years old and is showing signs of water intrusion both within the building and under the membrane (evidenced by loose and bowing insulation boards).

SECURITY GLAZING REPLACEMENT

Replace scratched, clouded, damaged glazing panels at interior dayrooms to improve sightlines and observation.

LEAKING PIPES/ PLUMBING

Leaking pipes are causing hazards in the building and results in unsafe working areas. Areas impacted include critical spaces like the medical area and evidence / file storage area. There is a progression of options to consider:

SECURITY CAMERAS

Camera placement should be reviewed to determine if blind spots exist. If so, additional cameras should be implemented to cover the blind spots. This should be considered a low to medium priority depending on the nature and location of the blind spot.

Program Update

MUSCOGEE COUNTY JAIL SUMMARY

Space Area	Total GSF	Estimated Building Gross @ 12%	TOTAL SQUARE FEET
RECORDER'S COURT	23,885	2,866	26,752
JAIL PUBLIC AREA/VISITATION	5,797	696	6,493
DETENTION ADMINISTRATION	6,757	811	7,568
BOOKING, TRANSFER AND & RELEASE	13,059	1,567	14,626
MASTER CONTROL	1,140	137	1,277
SECURITY ADMINISTRATION & CLASSIFICATION	3,080	370	3,450
PROGRAM SERVICES SUITE	1,081	130	1,210
MEDICAL SERVICES	15,910	1,909	17,819
FOOD SERVICES	9,022	1,083	10,105
LAUNDRY SERVICES	6,175	741	6,916
WAREHOUSING	5,086	610	5,697
BUILDING MANAGEMENT	2,858	343	3,201
STAFF SUPPORT AREAS - Outside the Secure Perimeter	7,508	901	8,408
Secure Housing Area	340,981	34,098	375,079
TOTALS [INMATE AREA]	418,453	43,395	461,849

TOTAL BUILDING GSF: 442,339 46,262 488,601

Total Inmates 1600
SF/Inmate 305

Program Update

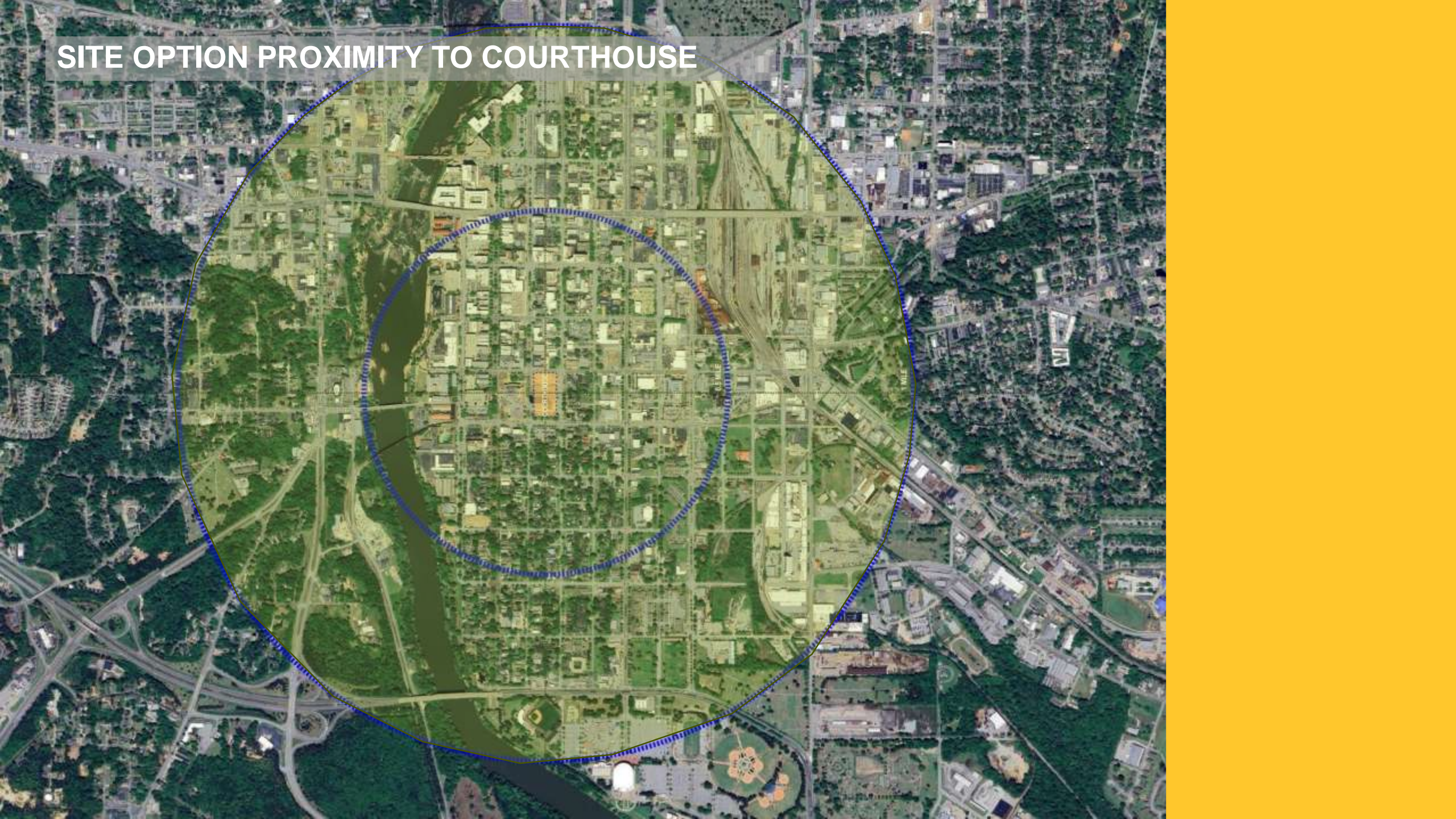
SPACE #	COMPONENT	PERSONS PER AREA	NUMBER OF AREAS	SPACE STANDARD	NSF	COMMENTS
BEDS Housing Area Space Program						
256	Housing Unit Type A - General Population				40,316	Direct Supervision
840	Housing Unit Type B - General Population				164,996	Indirect Supervision
232	Housing Unit Type C - Segregation				73,817	Indirect Supervision
144	Housing Unit Type D - Mental Health Units				37,613	Direct/Indirect Supervision
64	Housing Unit Type E - Mental Health Step Down Unit				8,446	Direct Supervision
64	Housing Unit Type F - Mental Health Diversion Unit				15,793	Direct Supervision
	ESTIMATED BUILDING GROSS @ 10%				34,098	
1600				Total SF	375,079	

Total Beds

498,000 TOTAL SQUARE FEET
1600 BEDS | 800 CELLS

305 SF PER INMATE

SITE OPTION PROXIMITY TO COURTHOUSE



SITE COMPARISON



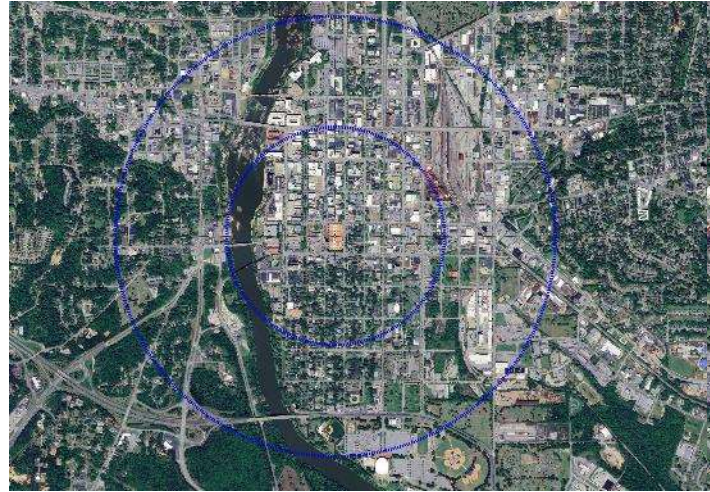
Site 1

Pros:

- Adequate Area for Jail
- Horizontal Development
- Expansion
- City-owned property

Cons:

- Longer Transport Time
- Potential security concerns



Site 2

Pros:

- Within 1 mile radius to Courthouse

Cons:

- Potential Flood Zone; additional fill & stormwater area needed
- Potential additional land purchase needed



Site 3 (Existing)

Pros:

- Close to Courthouse
- City-owned property
- Phased approach possible

Cons:

- Limited area; land purchase needed

SITE COMPARISON

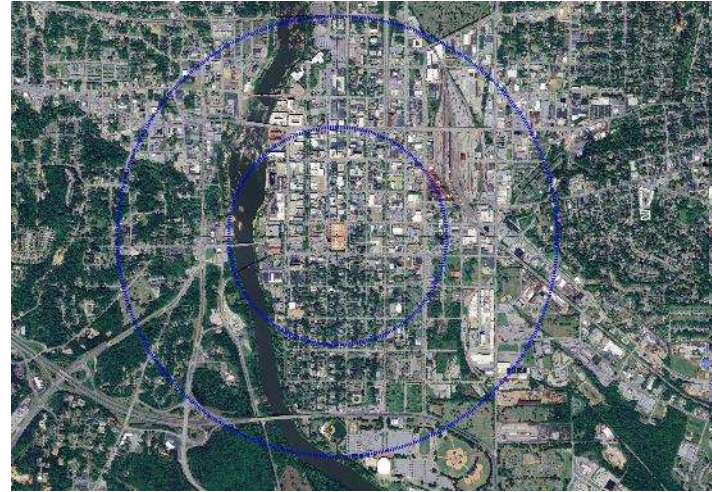


Site 1

\$ 335,519,292

\$ 209,700 PER BED

\$ 687 COST/SF



Site 2

\$ 355,110,421

\$ 221,944 PER BED

\$ 727 COST/SF



Site 3 (Existing)

\$ 367,691,905

\$ 229,607 PER BED

\$ 753 COST/SF



Following the August 12, 2025 presentation, City Council passed resolution 291-25 that authorized the City to issue an NTP to the design/construction team to complete schematic design of a new 1600 bed jail.

Schematic Design started in August 2025 and 50% schematic design was completed in February 2026.



Program Confirmation

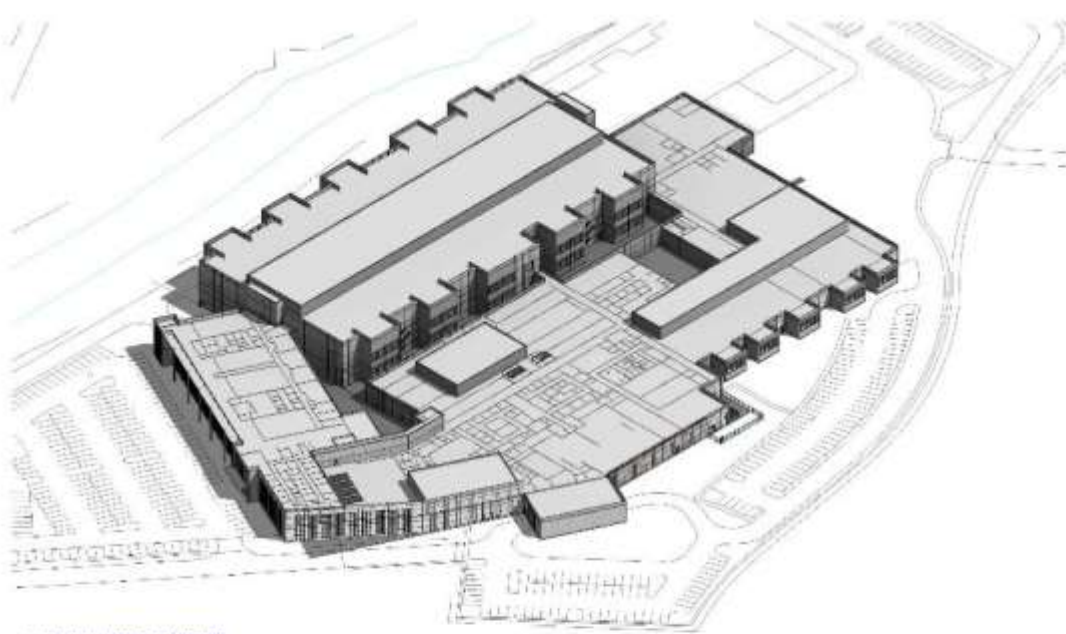
MUSCOGEE COUNTY JAIL SUMMARY			
Space Area	Total GSF	Estimated Building Gross @ 12%	TOTAL SQUARE FEET
RECORDER'S COURT	24,253	2,910	27,164
PUBLIC AREA/VISITATION	5,473	657	6,130
DETENTION ADMINISTRATION	6,757	811	7,568
BOOKING, TRANSFER AND & RELEASE	13,129	1,576	14,705
MASTER CONTROL	1,140	137	1,277
SECURITY ADMINISTRATION & CLASSIFICATION	3,080	370	3,450
PROGRAM SERVICES SUITE	1,081	130	1,210
MEDICAL SERVICES	15,910	1,909	17,819
FOOD SERVICES	9,022	1,083	10,105
LAUNDRY SERVICES	6,175	741	6,916
WAREHOUSING	5,086	610	5,697
BUILDING MANAGEMENT	2,858	343	3,201
STAFF SUPPORT AREAS - Outside the Secure Perimeter	7,508	901	8,408
Secure Housing Area	412,982	49,558	462,540
TOTALS	490,201	58,824	576,188
		Total Inmates	1604
		SF/Inmate	359

**498,000 TOTAL SQUARE FEET
1600 BEDS | 800 CELLS**

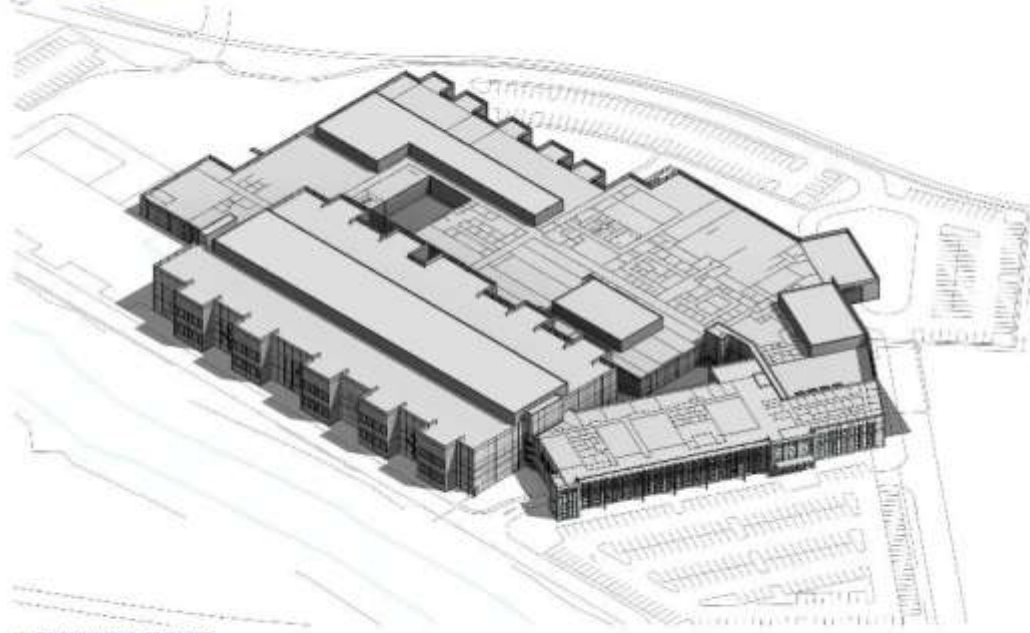
**305 SF PER INMATE
JUNE 2024**

**576,000 TOTAL SQUARE FEET
1604 BEDS | 898 CELLS**

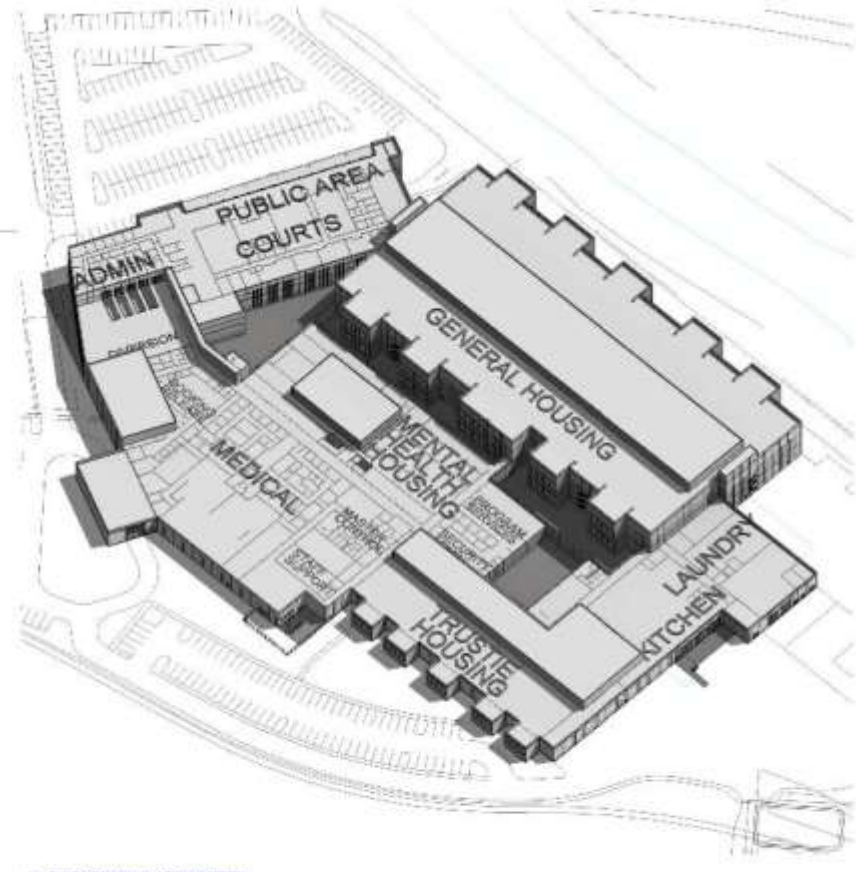
**359 SF PER INMATE
OCTOBER 2025**



1 BUILDING MASSING - SOUTHEAST



2 BUILDING MASSING - SOUTHWEST



3 BUILDING MASSING - LOOKING NORTH







**576,000 TOTAL SQUARE FEET
1604 BEDS | 898 CELLS**

359 SF PER INMATE

**\$ 481,663,833 CONSTRUCTION
COST**

\$ 836/ SF

\$ 300,289 /BED

FEBRUARY 2026



	June 2024	August 2025	February 2026
SF	488,600	488,600	576,000
Beds	1600	1600	1604
Cells	800	800	898
Cost/SF	\$727	\$816	\$836
Cost/Bed	\$221,944	\$249,248	\$300,289
Total Const. Cost	\$355,212,200	\$398,697,600	\$481,663,833

Notable changes to program after August 2025:

Per Request of the Sheriff, the program was revised to:

- Add 24 Suicide Cells to medical unit – 7200 SF
- Add Multipurpose/Exam into Mental Health single cell units – 4800 SF
- Add Multipurpose Room at each housing units – 38,000 SF
- Add Case Manager and Management Offices into the Housing Areas – 4200 SF
- Increase number of Single Occupancy Cells throughout the building – the balance of the SF
- Additional circulation and mechanical spaces to support noted growth

Per Request of the Recorder’s Court, the program was revised to:

- Add two additional courtrooms, one is to be shelled for future
- Add separate secure staff parking area, which has been placed under the Recorder’s Court

Jail Cost Comparison-Construction Only

	Cost	Beds	Sq Ft	Schedule (months)	Cost per bed	Cost per sq ft	Comment
Muscogee County Jail GA	\$481,663,833	1600	576,152	38 months	\$301,040	\$836.00	
Fulton County Phase I GA	\$536,000,000	1800	540,000	48--60 months	\$297,778	\$992.59	New construction ground up only
Cuyahoga County (Ohio)	\$785,150,000	1914	872,000	48 months	\$410,214	\$900.40	In Construction
Franklin County -Ohio, Phase I (Ohio)	\$273,358,365	864	345,000	36 Months	\$316,387	\$792.34	Complete and escalated to todays dollars
Macon Bibb 150 Bed Pod Addition	\$30,000,000	150	38,000	16 Months	\$200,000	\$789.47	Construction Starts 2026
Davidson County Tn Jail Replacement	\$415,000,000	1850	500,000	30-36 Months	\$224,324	\$830.00	Construction Starts 2027
DBHDD 40 Bed JRC - Augusta, GA	\$20,000,000	40	21,000	16 Months	\$500,000	\$952.38	Construction Starts 2026
GBA 198b Prison (Ga)	\$750,000,000	2000	1,000,000	30-36 Months	\$375,000	\$750.00	Prison not a county jail.

Items that influences cost per bed and/or cost per square foot.

- 1 Location
- 2 Structure type
- 3 Exterior building envelope materials
- 4 Ration of inmate classification vs cell occupancy
- 5 Cell types.
- 6 Site work