



COUNTY OF CANYON

REQUEST FOR INFORMATION (RFI)

FY 2018 Canyon County Jail Finance and Construction Research

Issued By:

BOARD OF COUNTY COMMISSIONERS

Submit Information Packages to:

Board of County Commissioners

1115 Albany Street

Caldwell, Idaho 83605

Telephone: (208) 454-7507

Fax: (208) 454-7336

bocc@canyonco.org

Information Packages must be received by 8:59 a.m. March 19, 2018

Return in a sealed envelope marked:

"Information for FY 2018 Canyon County Jail Finance and Construction Research"

REQUEST FOR INFORMATION
Canyon County FY 2018
Jail Finance and Construction Research

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I. INTRODUCTION

A. General Purpose

Canyon County, Idaho, hereby requests information from firms, contractors, and financiers with expertise in jail construction, public infrastructure investment, and/or construction-related public-private partnerships regarding their past projects and approach to developing taxpayer-friendly public construction solutions.

This Request for Information ("RFI") is intended to serve as an informal research tool by which the County hopes to gather information and perspective to inform subsequent procurement process or our development of a defined plan to address the County's jail problem.

This RFI is issued solely for information and planning purposes. Responses to this RFI are not offers and cannot be accepted by the County to form a binding contract.

B. Background, Legal Framework, and Current Status

Canyon County is located in Southwest Idaho, and is part of the Boise-Nampa Metropolitan Statistical Area. The County is largely agricultural, and has a current population of approximately 220,000 persons, a figure that has more than doubled since 1990. Current projections assert that the population may again nearly double over the coming 20 years.

The County's primary government operations, including the present jail facilities, are housed at the Canyon County Courthouse Campus, located in the City of Caldwell.

The County jail currently consists of three buildings: the Annex (completed in 1940), the Dale G. Haile Detention Center (completed in 1993), and the Tent Facility (a sprung structure completed in 2006). These facilities are designed to hold approximately 400 inmates. Application of industry standards suggests a need for several hundred additional beds in the near future, with approximately 1,000 needed by 2037.

1. **Background Summary**

The County has attempted for over 10 years to resolve its jail housing problem. During that time, we have, among other things:

- a. Run three failed bond elections based on different proposals, locations, and costs;
- b. Purchased and sold real property in various County locations to accommodate those bond efforts and related planning;

- c. Purchased multiple sets of jail plans, from concept drawings through advanced design development, and retained multiple expert consultants to pursue solutions ranging from an expansion of the existing facility to construction of a new facility;
- d. Been subject to a Consent Decree in federal court relating to jail conditions, many of which were in consequence of significant overcrowding. The Decree required adherence to an inmate population cap of 477;
- e. Created a Pretrial Services and Alternative Sentencing Department by the Sheriff's Office to alleviate housing pressures and comply with that population cap. The Pretrial program presently monitors over 629 out-of-custody persons charged with crime, between 100 - 200 of whom may be of a uniform classification status typically associated with secure detention.

2. Legal Framework Summary

- a. Idaho Code Sections 31-807, 31-1001, and 20-612 authorize the boards of county commissioners in Idaho to manage their county's property, to provide facilities and equipment necessary for the use of county officials in the transaction of their official business, and to furnish all persons committed to the county jail with food, clothing, bedding, and medical care;
- b. Idaho Code Sections 31-2202(6), 20-612, and 20-614 require the sheriffs in their respective counties to take charge of and keep their county's jail, receive all persons committed to such jail by competent authority, and to keep such persons actually confined until legally discharged unless a court specifies otherwise;
- c. Article 8, Section 3 of the Idaho Constitution forbids public entities from incurring indebtedness or liability beyond the revenue available in a given year absent voter authorization (requiring two-thirds majority) and the collection of an annual tax sufficient to pay the debt within thirty years. However, an exception known as the "proviso clause" lets a public entity avoid a public vote if the expenditures are "ordinary and necessary". This language, and its interpretation by Idaho courts along with other legislative enactments, has resulted in the establishment of four general approaches to funding major construction projects:

- i. Bond election pursuant to Idaho Code section 31-1002;
- ii. Judicial confirmation pursuant to Chapter 13, Title 7, Idaho Code;
- iii. Annually appropriated lease pursuant to Idaho Code section 31-1001 (may require judicial confirmation);
- iv. Creation of county building construction fund pursuant to Idaho Code section 31-1008.

A significant body of interpretive case law is available regarding these options.

Note also that County representatives are participating this legislative session in an effort to pass a local option tax law that could represent another financing option.

3. Current Status

As of January 2017, following a failed attempt from 2014-2016 to construct an approximately \$15 million dollar addition to the existing jail, the Canyon County Board of Commissioners understood the collective consensus of key stakeholders in the local criminal justice system, most of whom exercise constitutional authority independent of the Board's direction, to be that the public safety was immediately compromised to the point of crisis or potential crisis by the County's inability to provide sufficient secure inmate bed space of appropriate class as required by Idaho law and that the responsive solutions proposed to such point had been unsupported by voters, unsustainable or otherwise unachievable.

Consequently, the County contracted with DLR Group following an extensive qualification-based competitive selection process to provide a current and comprehensive needs analysis and produce a related concept design using off-campus property already owned by the County (the "Pond Lane property". The final report and supplement issued by DLR Group, incorporated fully by reference herein, can be found at <https://www.canyonco.org/jail/>.

C. Goal

Upon review of the DLR Group's conclusions, including a total project budget estimate of approximately \$170 - 200 million dollars for 1,044 beds of varying classification status, and given the County's historic experience in attempting to resolve the jail housing problem, the Board identified a need for additional information, perspective, and solutions.

The County is open to all well-reasoned solutions based on the DLR Group's needs analysis. We seek perspective and ideas premised on financing (over a term not to exceed 30-years) and construction of at least 800 beds (with expansion possibility) of varying classification status at the Pond Lane property given the above-described legal framework.

What cost savings might be realized and how? What procedures or solutions have worked in similarly situated communities? What financing terms might be available? What alternatives should be explored?

D. Contact

This project is being directed by:

Canyon County Board of Commissioners
1115 Albany Street
Caldwell, ID 83605
Email: bocc@canyonco.org
Telephone: (208) 454-7507

With the exception of official public written communication as described below, respondents are prohibited from receiving any advice or discussing any aspect relating to this RFI with any person employed by or affiliated with Canyon County.

II. RFI PROCESS

A. Calendar of Events

The following is a schedule of events concerning this RFI: (Note: Unless specifically provided otherwise, all events will take place in the Commissioners' Meeting Room on the first floor of the Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605.)

1. Distribution of RFI.....February 9, 2018 at 9:00a.m.
2. Publication of Legal NoticeFebruary 15, 2018 and February 22, 2018
3. Questions/Clarifications Due March 1, 2018 at 5:00p.m.
4. Addendum No. 1March 9, 2018 at 9:00a.m.
5. Information Packages DueMarch 19, 2018 at 8:59a.m.
6. Information Packages Opened.....March 19, 2018 at 9:00a.m.
7. Review Process Begins.....March 19, 2018 at 9:00a.m.

B. Time

All references to the hours of a day shall refer to Caldwell, Idaho time.

C. Question/Clarification Process

1. Questions and Clarifications

Questions or clarifications to the RFI must be submitted in writing and received by Clerk of the Board of County Commissioners via U.S. Mail at 1115 Albany Street, Caldwell, Idaho 83605 or via email at bocc@canyonco.org no later than **5:00p.m. on**

March 1, 2018. All clarifications and answers will be addressed as a written addendum.

D. Procedure and Response Contents

Information packages submitted pursuant to this RFI must be received by the office of the Board of County Commissioners, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho, 83605, no later than **8:59a.m. on March 19, 2018**. Five (5) paper copies of the proposal and **one (1)** digital copy must be supplied at the time of submission.

Each Information Package must include the Respondent Information Sheet (affixed hereto as part of Attachment 1) and be signed by the person or persons legally authorized to do so. The framework of the response (as listed in Attachment 1) should include an introductory cover letter, table of contents, firm overview, list of similar projects with contact information, and the Respondent's statement of approach/presentation of potential solution, terms, or process in a narrative form, supplemented by such information or exhibits as the Respondent deems appropriate.

E. Respondent's Costs

Costs for preparing and presenting Information Packages are entirely the responsibility of the Respondent and shall not be charged to the County. Submittal of an Information Package does not create any right or expectation.

III. REVIEW PROCESS

The County may request additional information or request online or in-person presentation from some Respondents.


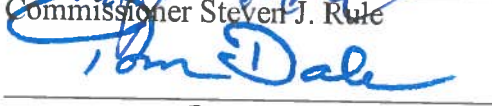

IV. CONCLUSION

Thank you for your interest in this important project.

This RFI is issued this 9th day of February, 2018.

BOARD OF COUNTY COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Steven J. Rule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Tom Dale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Pam White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: CHRIS YAMAMOTO, CLERK

By: 

Deputy Clerk

ATTACHMENT NO. 1
CANYON COUNTY JAIL FINANCING AND CONSTRUCTION RESEARCH RFI

I. Respondent Information Form:

Company Name: _____

Address: _____ City/State/Zip Code: _____

Email: _____ Phone: _____

Fax: _____

Authorized Representative / Title (Please Print Name and Title below):

On behalf of the above-identified firm, I understand that all costs associated with preparing and presenting this Information Package are entirely the responsibility of the Respondent and shall not be charged to the County, and that submittal of an Information Package does not create any right or expectation of contract or future remuneration.

Representative Signature: _____

II. Suggested Framework for Information Packages:

- a. Introductory cover letter;
- b. Table of Contents;
- c. Firm overview;
- d. List of similar projects with contact information;
- e. Statement of approach/presentation of potential solution, terms, or process in a narrative form. Supplemented by such information or exhibits as the Respondent deems appropriate.