



*Jail Planning Services
for Cochise County, Arizona*

*Presented to:
Cochise County Jail District
Board of Directors*

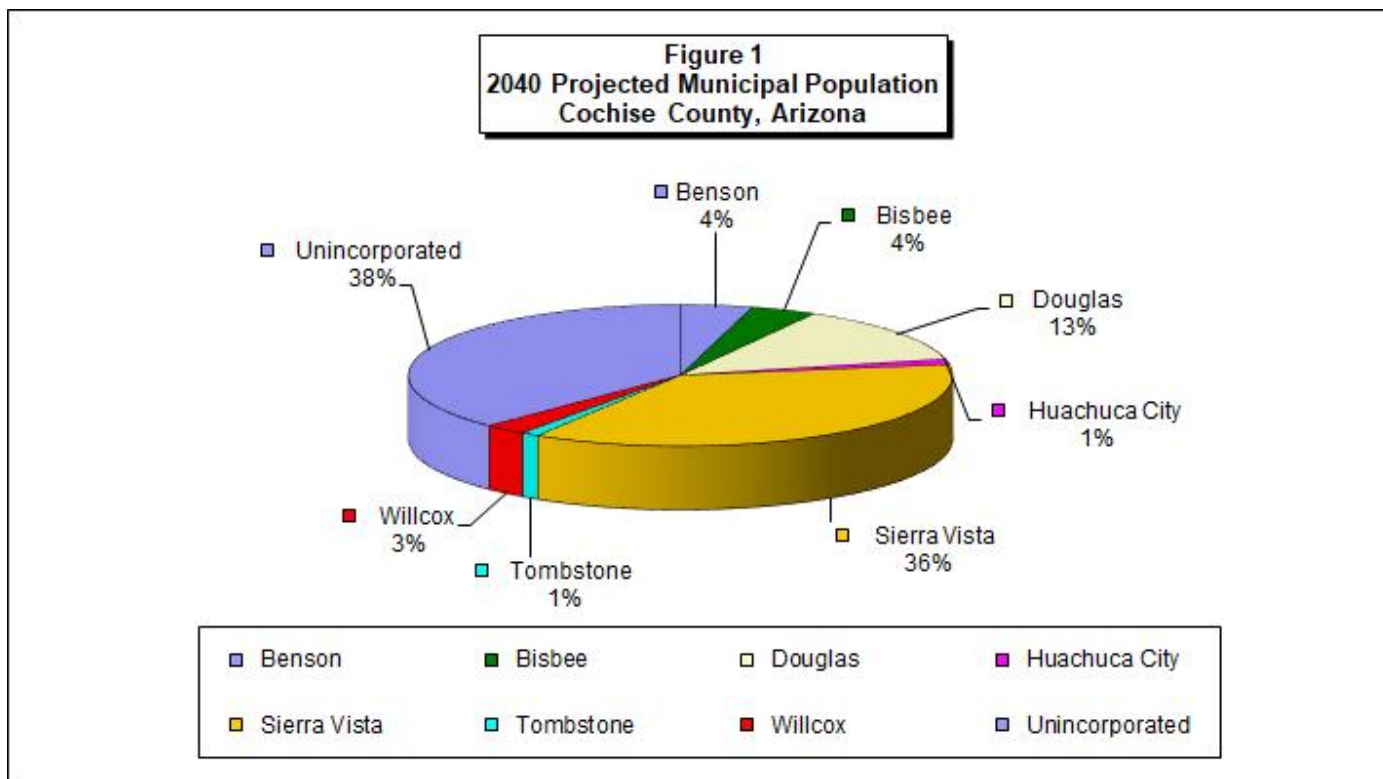
**Jail Planning
DRAFT Report Briefing**



Summary System Assessment and Key Findings

Summary System Assessment

- **Population** projections for Cochise County indicate modest growth (less than .3% growth per year) through 2040. Sierra Vista will drive the growth, and is projected to be 36.8% of the total County population by 2040.

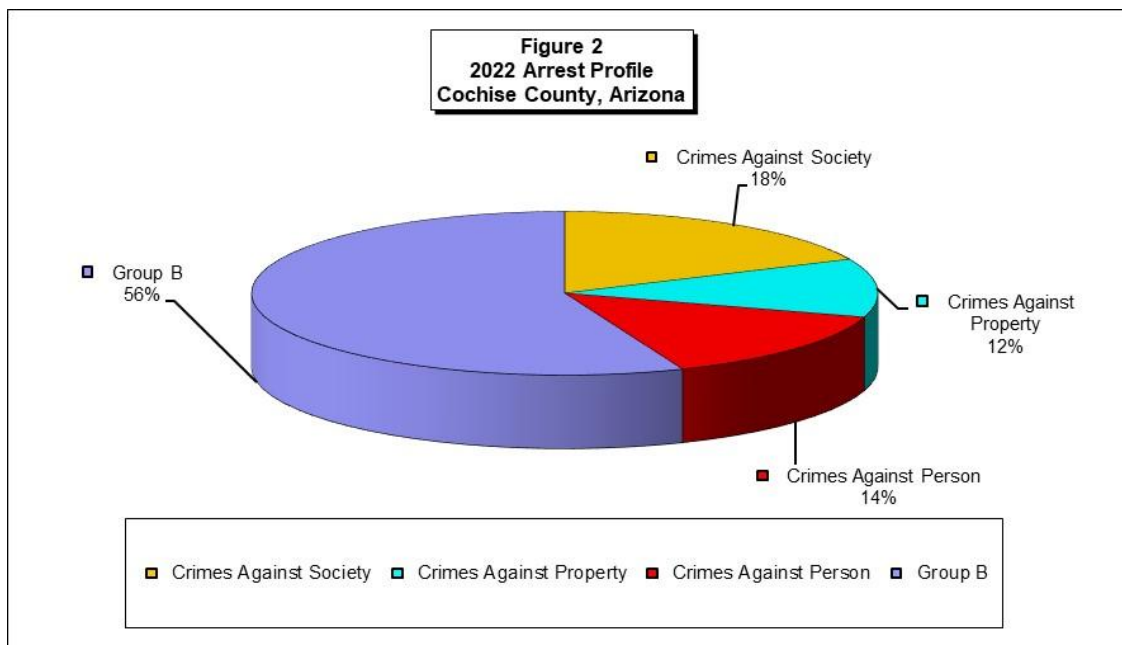


Source: US Bureau of the Census.

Summary System Assessment and Key Findings

Summary System Assessment

- **Crime and arrests** trends show decreases over the past six years. Reported crime shows a decrease of 5.2% per year, and total arrests a decrease of 5% per year, with most of the reported crime and arrests (almost 50%) coming from the Sierra Vista Police Department. Arrests for crimes against person represented 14% of all County arrests in 2022. Seventy-four (74%) of total arrests in 2022 were for Group B Offenses and Crimes Against Society, which include low level non-violent offenses of behavior and public disorder.



Source: US Bureau of the Census.

Summary System Assessment and Key Findings

Summary System Assessment

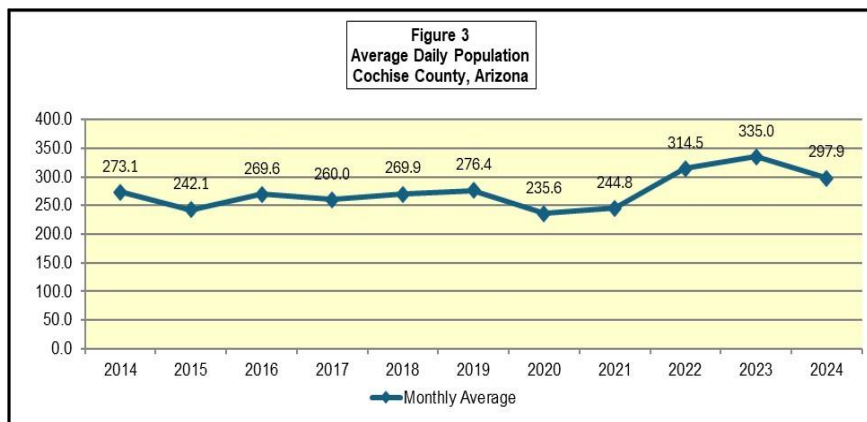
- **Superior Court** case filings increased by less than 1% per year over a ten-year period. Almost half (48%) of Superior Court Criminal Felony Filings are for one of the following charges: drug possession/paraphernalia and sales; public order; DUI/DWI; and motor vehicle other charges.
- The manner of sentencing in the Superior Court is predominately probation (68.8%), followed by Corrections (24.2%), County Jail (6.1%) and other (.9%).

Table 1 Criminal Caseload by Charge - 2024 Cochise County, Arizona		
Case Type - Section - 1 Felony	Total Filings	Percent
> Person - Homicide	15	0.5%
> Person - Sex Offenses	147	5.3%
> Person - Kidnapping	24	0.9%
> Person - Robbery	26	0.9%
> Person - Aggravated Assault	226	8.1%
> Person - Other Assaults	256	9.2%
> Property - Burglary	74	2.7%
> Property - Auto Theft	71	2.5%
> Property - Other	239	8.6%
> Drug - Possession/Paraphernalia	735	26.4%
> Drug - Sales/Other	198	7.1%
> Weapons	83	3.0%
> Public Order	124	4.4%
> Motor Vehicle - DWI/DUI	180	6.5%
> Motor Vehicle - Serious Violations	0	0.0%
> Motor Vehicle - Other	96	3.4%
> Other Felony/Unclassified	293	10.5%
Total Felony	2,787	100.00%
Total Misdemeanor	342	
GRAND TOTAL	3,129	
Note: (1) Numbers have not been reviewed or approved by the AOC.		
Source: Cochise County Superior Court.		

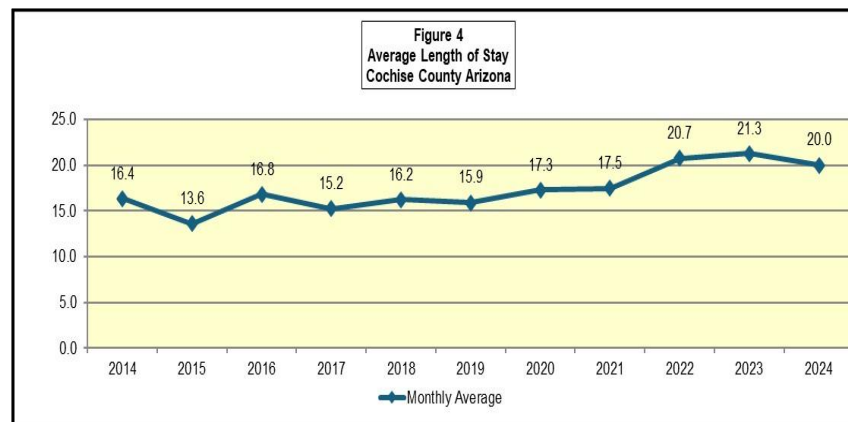
Summary System Assessment and Key Findings

Summary System Assessment

- Jail** average daily population over the past ten years has remained fairly stable between 250-300 inmates per day, with the exception of spiked populations in 2022 and 2023 hitting 315-335 average daily population. Monthly admissions to the jail have had fluctuating patterns, but overall are down from 2014, averaging 454 admissions per month in 2024. Average length of stay has increased—going from 16.4 days in 2014 to 20 days in 2024.



Source: Cochise County Sheriff's Office.



Source: Cochise County Sheriff's Office.

- Based on a one-day snapshot, a majority of the population is male (85%); white (69%); in pretrial status (82%); age 18 to 40 (62%); had bond set (54%); are residents of Cochise County (65%); and were arrested by Sierra Vista Police or Cochise County Sheriff (54%). Over a quarter (28%) of inmates were in the jail for over 100 days. Inmates seen by psych providers increased by 86% in two years, and 20% of the inmate population is on psych medication.

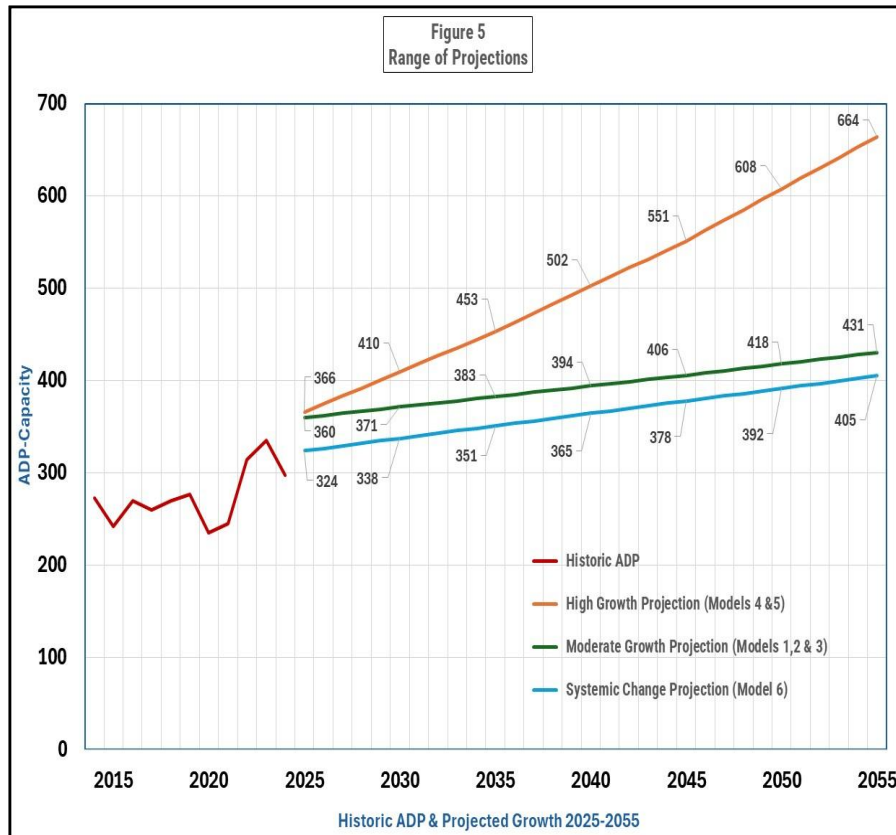
Summary System Assessment and Key Findings

Key Findings

- There is a cost benefit in collocating criminal justice services. Many agencies work together in the justice system and serve the same clients, and transportation is a big cost. Overall efficiency and consistency would be enhanced by collocation of services. These space requirements for the court are projected to be 141,599 BGSF and for the Sheriff's Office 57,165 BGSF.
- Sierra Vista experiences the majority of criminal justice activity in the County including: reported crime, reported arrests, court filings and proceedings, probation caseloads, and jail admissions and daily population.
- Mental health and substance abuse populations are prevalent in the criminal justice system. Considering the high level of these populations and their service needs, specialized services within the justice system should be expanded, and specialized housing and services will be needed in the future jail facility.
- Expansion and Enhancement of Criminal Justice Systems, Services and Alternatives can have an impact on future Jail Population Capacity Requirements. These include:
 - Enhanced Pretrial Screening
 - Expansion of Electronic Monitoring
 - Validation and Adherence to a Uniform Bond Schedule
 - Increased Diversion and Specialized Courts and Services for Mental Health and Substance Abuse Populations
 - Comprehensive Review of ERC Caseload and Practices (75% of cases)
 - Enhanced Data Systems and Reporting to Inform Decision Making
 - Enhanced/Expanded Community Supervision Sanctions and Services for Probation
 - Reduction in Standard Length on Probation Supervision (3 years current average)
 - Expansion of Mental Health and Substance Abuse Services in the Jail
 - Arraignment/Initial Appearance/ERC Court Located at Jail
 - Establishment of a Criminal Justice Coordinating Council comprised of all leaders in the justice system to meet quarterly and review data trends and concepts for expansion/enhancements to the Criminal Justice System in Cochise County.

Jail Forecasts

Inmate Population Forecasts



Basis for Jail Planning Capacity Recommendation

- All forecasts are based on historic jail population trends.
- Historic jail population would be lower if reduction strategies were in place.
- National trends support reduced jail populations with implementation of criminal justice system reforms and expansion of alternatives to incarceration, with no negative impact on public safety.

“We urge counties to think twice before expanding their jail system, and instead focus on reducing jail populations by creating more options for pretrial release, ending the practice of jailing people for unpaid fees, expanding community treatment for mental illness and substance use disorders, and simply reducing the number of jailable low-level offenses, including technical violations of probation”.

Source: Prison Policy Initiatives, May 8, 2019

- Recommended Initial Capacity – 400 Beds
 - Monitor Outcomes of Jail Population Reduction Strategies over next 5 years
 - Plan for Incremental Capacity Growth Based on Trends in Jail Population
 - Site Master Plan Initial Housing Capacity at 400 (illustrate housing expansion to 470 with no interruption of ongoing operations)
 - Initial Phase Construction 470 capacity if no reduction strategies are implemented
- Recommended Support Core Services Capacity for Jail Planning- 600 Beds
 - Facility Core Services Programmed for 600 Bed Capacity by 2055
 - Minimal Impact on Core Services Space Requirement by Expansion of 470 to 600 Beds if Required

Jail Space Program Summary

Cochise County Jail Program Summary

- **Total Building Gross Square Feet 204,764 – 468 Capacity**
- **Total Staffing Estimate – 189 Staff**
- **Per Diem Cost Estimate - \$127 per day**

OTHER BUILDINGS AND OUTDOOR AREAS

- Vehicle Storage
- Hazardous Material
- Garage/Vehicle Maintenance
- Staff Parking
- Visitor Parking
- Emergency Services Access and Parking

Table 2 COCHISE COUNTY, AZ JAIL FACILITY SPACE ALLOCATION SUMMARY				
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DGSF
1.000	PUBLIC LOBBY			
1.100	Public Lobby, Meeting, Program Support	2,614	25%	3,268
	Subtotal - Public Lobby	2,614		3,268
2.000	ADMINISTRATION			
2.100	Jail Administration	3,136	35%	4,234
	Subtotal - Administration	3,136		4,234
3.000	COURTS - ERC and Initial Appearance			
3.100	Courtrooms/Security/Inmate Holding	6,846	40%	9,584
	Subtotal - Courts	6,846		9,584
4.000	SECURITY OPERATIONS			
4.100	Security and Staff Services	7,366	40%	10,312
4.200	Central Control Room	750	30%	975
4.300	Housing Control Rooms	3,160	30%	4,108
4.400	Intake/Transfer/Release	8,232	40%	11,525
	Subtotal - Security Operations	19,508		26,920
5.000	INMATE PROGRAMS			
5.100	Inmate Programs	2,890	35%	3,902
	Subtotal - Program Services	2,890		3,902
6.000	INMATE AND FACILITY SERVICES			
6.100	Medical and Mental Health Clinical Services	5,042	40%	7,059
6.200	Food Service	6,630	20%	7,956
6.300	Laundry	1,434	20%	1,721
6.400	Maintenance/Storage/Building Support	5,340	10%	5,874
	Subtotal - Support Services	18,446		22,610
7.000	INMATE HOUSING			
7.100	Special Management Housing (Segregation)-Male	4,510	60%	7,216
7.200	Special Management Housing (Protective Custody)-Male	4,060	50%	6,090
7.300	Maximum Custody Housing-Male	7,840	50%	11,760
7.400	Medium Custody Housing-Male	10,960	50%	16,440
7.500	Minimum Custody Housing-Male	10,960	50%	16,440
7.600	Medium/Minimum Custody Housing -Female	5,460	50%	8,190
7.700	Special Management/Mental Health Housing-Female	3,050	60%	4,880
7.800	Juvenile Housing	2,660	60%	4,256
7.900	Medical/Mental Health/Intake Housing	7,630	60%	12,208
	Subtotal - Housing	57,130		87,480
	Total DGSF - Facility Components			157,997
	Mechanical/Electrical (8%)			12,640
	Subtotal			170,637
	Overall Grossing Factor (20%)			34,127
	TOTAL BUILDING GROSS SQUARE FEET (BGSF)			204,764

Jail Planning Tenants

JAIL PLANNING TENANTS

Inmate Supervision

- **Housing Unit Supervision:**

Housing unit supervision will rely on in-direct supervision of inmates combined with direct supervision in high security and specialized housing units.

- **Housing Control Rooms:**

Housing Control Rooms will provide in-direct supervision with visual observation 24/7 into housing units arranged in clusters based on classification.

Court Services

- **Superior Courtroom:**

Dedicated space designed for early resolution of cases and high-security proceedings, reducing the need for off-site inmate transport.

- **Initial Appearance/Arrestment Courtroom:**

Separate areas intended for the prompt processing of initial appearances, ensuring streamlined judicial procedures with the capability of video proceedings.

Jail Planning Tenants

JAIL PLANNING TENANTS

Inmate Services and Rehabilitation

- **Program Areas:**

Designated spaces for educational and other inmate rehabilitation programs.

- **Vistation and Family Interaction:**

Areas for contact and non-contact visitation that support inmate reintegration and maintain family ties.

Security and Control

- **Central Control Rooms:**

The command center of the jail operated 24/7, monitoring all interior and exterior areas of the jail.

- **Classification-Based Housing Units:**

Variation in housing unit size and supervision based on inmate classification to enhance security and reduce potential conflicts between inmates.

Intake, Screening, and Health Services

- **Pre-Trial Screening and Intake Facility:**

Spaces focused on the initial assessment and processing of inmates into the jail, and out of the jail. Screening evaluations including health or mental health needs. Pre-trial screening to determine eligibility to be supervised in the community prior to court appearance. Specialized areas for waiting, holding, evaluating and intake processing.

Jail Planning Tenants

JAIL PLANNING TENANTS

❑ Intake, Screening, and Health Services (*continued*)

- **Medical and Mental Health Clinical Area and Housing:**

On-site facilities ensuring comprehensive care, including emergency services and ongoing treatment for inmates. Specialized housing to provide appropriate interventions and separation for inmates with medical and mental health needs.

❑ Ancillary and Support Services

- **Attorney/Client Interview Rooms:**

Private areas that facilitate confidential consultations between inmates and their legal representatives.

- **Food, Laundry, and Maintenance Areas:**

Service spaces necessary to support the day-to-day operational needs of the facility, with flexibility for future expansion of up to 600 inmates.

❑ Staff, Training and Development

- **Training Center:**

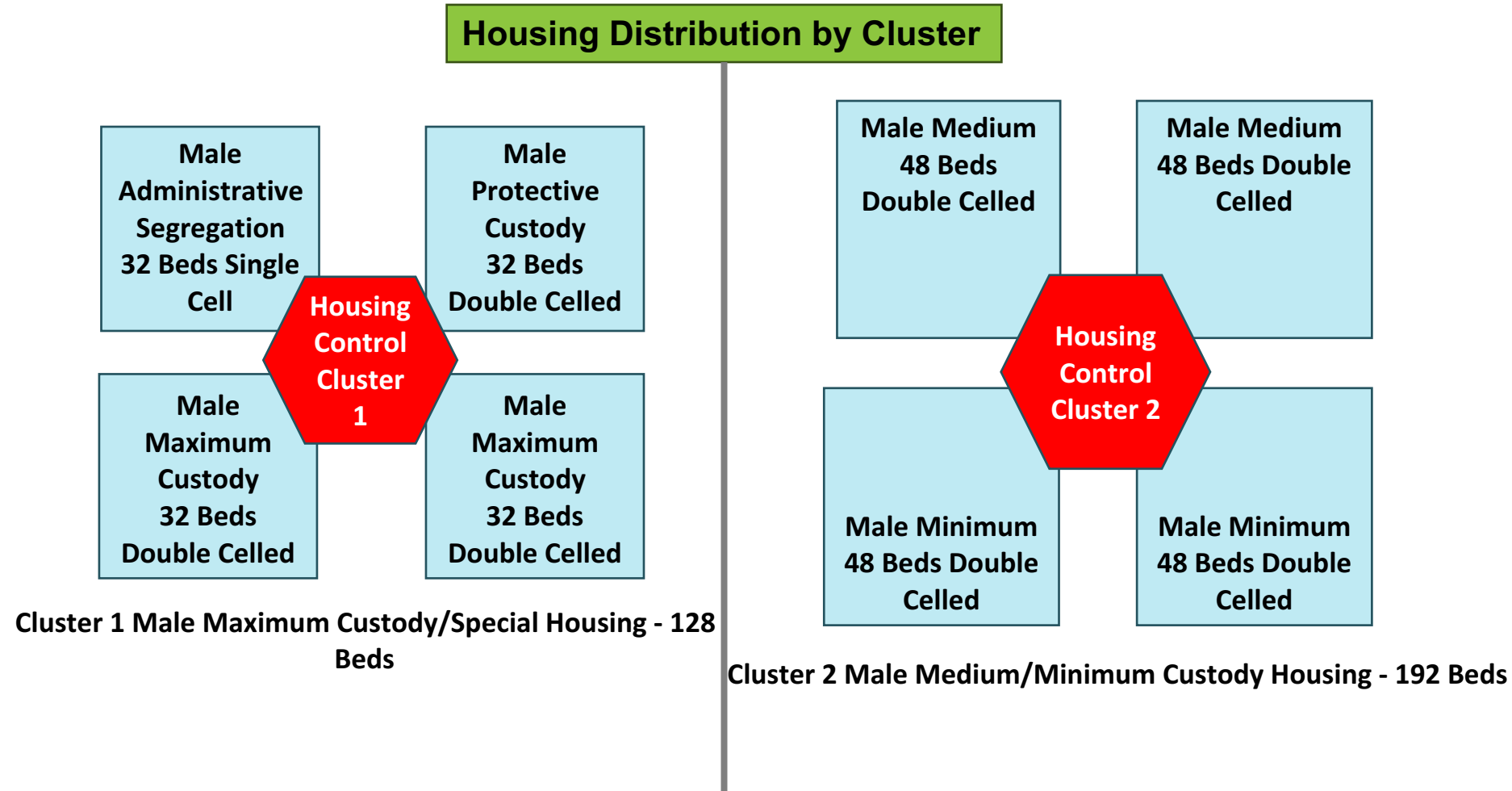
Facilities dedicated to ongoing professional development for corrections officers and support staff, ensuring readiness and operational excellence.

Jail Housing Allocation

Table 3 COCHISE COUNTY JAIL FACILITY PRELIMINARY SPACE PROGRAM INMATE HOUSING UNIT SUMMARY - 7.000					
Comp. #	Custody Housing Component	# of HSG Units	# of Beds Per Unit	Description	Total Capacity
7.100	Special Management-Segregation-Male	1	32	Single Cell Unit	32
7.200	Special Mangement- Protective Custody-Male	1	32	Double Cell Unit	32
7.300	Maximum Security Housing-Male	2	32	Double Cell Unit	64
7.400	Medium Security Housing-Male	2	48	Double Cell Unit	96
7.500	Minimum Security Housing-Male	2	48	Double Cell Unit	96
7.600	Female Medium/Minimum Security Housing	1	48	Double Cell Unit	48
7.700	Female Maxium/Special Management Housing	1	24	Single/Double Cell Unit	24
7.800	Youthful Offender Housing	1	16	Single/Double Cell Unit	16
7.900	Medical/Mental Health	1	48	Single/Double Cell Unit	48
	Intake Housing	1	12	Single Celled Unit	12
TOTAL CAPACITY					468

Jail Housing Distribution

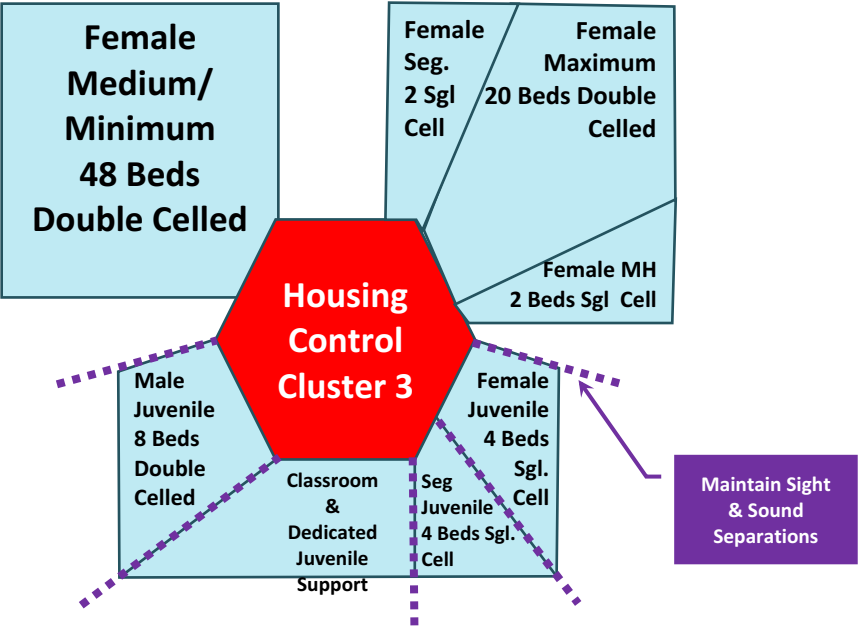
Conceptual Diagram of Jail Housing Distribution by Cluster



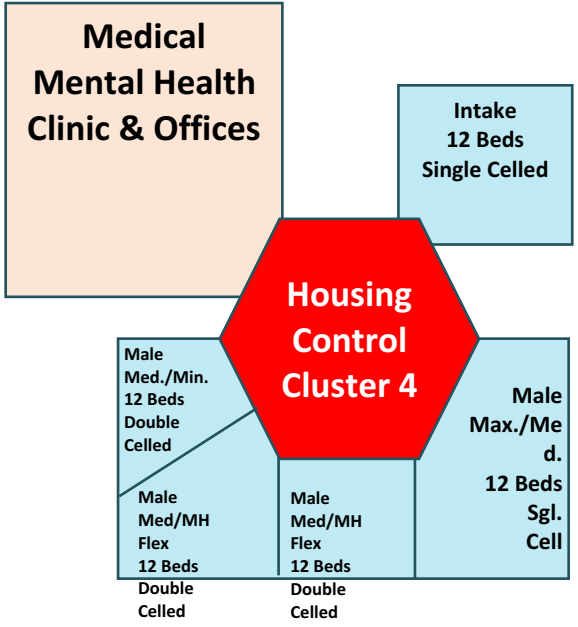
Jail Housing Distribution

Conceptual Diagram of Jail Housing Distribution by Cluster

Housing Distribution by Cluster



Cluster 3 Female & Juvenile Housing – 88 Beds

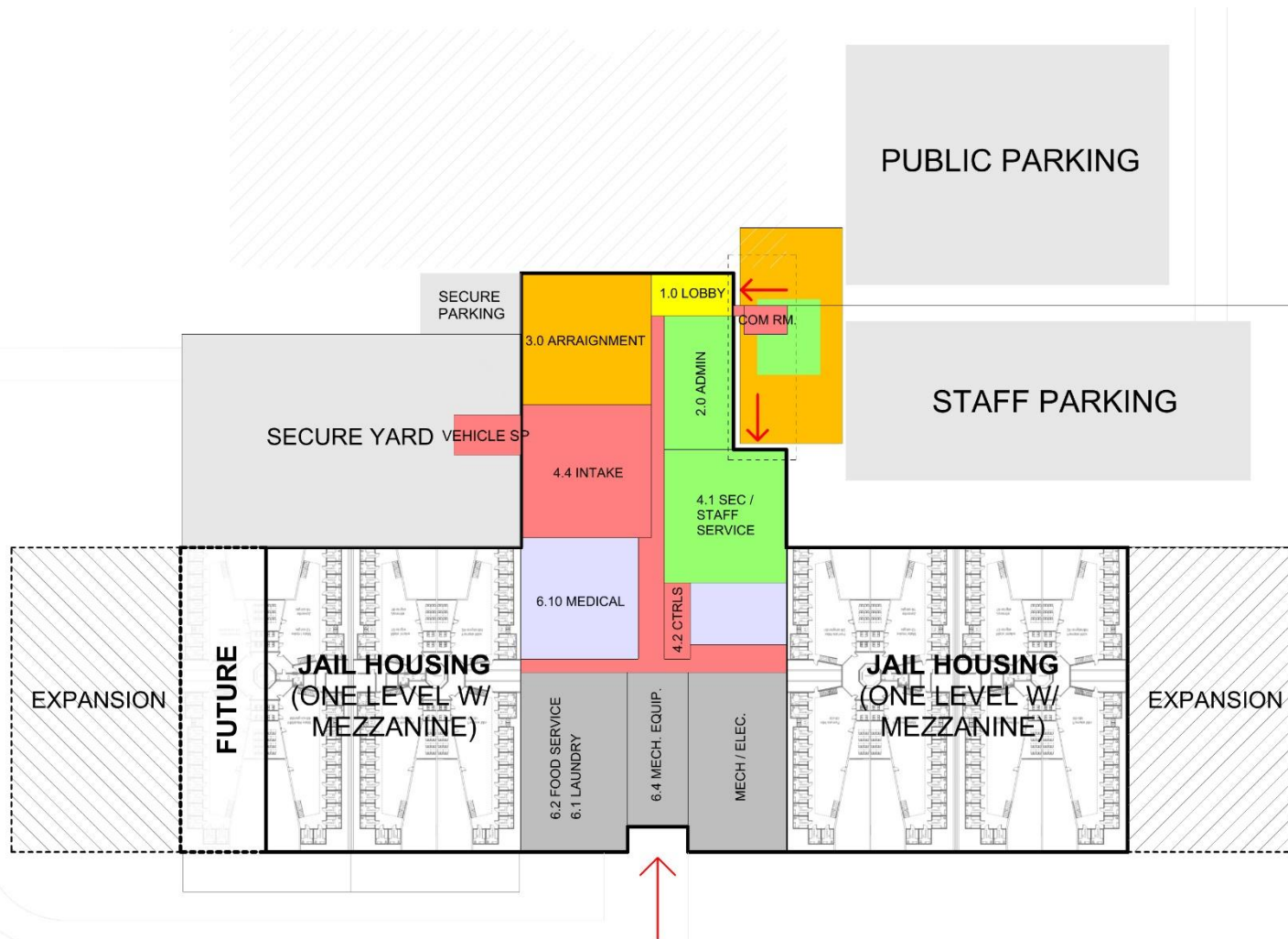


Cluster 4 Medical/MH/Intake – 60 Beds

Possible Reduction to Jail Space Program

Table 4	
List of Possible Reductions to Jail Space Program	
1. Initial Construction of 388 Beds vs. 468 Beds > Defer Construction of 80 Beds > (1) 48 Bed Medium Custody and (1) 32 Bed Maximum Custody	
Total Building Gross Square Feet Reduction	18,273
2. Reduce Cell Size by 10 Net Square Feet Reduce Single Cells from 80SF to 70SF 65 cells Reduce Large Double/ADA Cells from 120SF to 110SF 19 cells	
Total Building Gross Square Feet Reduction	1,742
3. Reduce Jail Staff Service Area Eliminate Staff Training Room Maintain and Utilize Existing Sheriff's Training Room at Bisbee Site	
Total Building Gross Square Feet Reduction	1,560
4. Reduce Maintenance Shops Assume Maintenance Provided by County Maintenance Eliminate Maintenance Shops, Keep Minimal Maintenance Area	
Total Building Gross Square Feet Reduction	2,424
Total Reduction	23,999 Building Gross Square Feet

Jail Concept - Plan



Jail Concept - Aerial



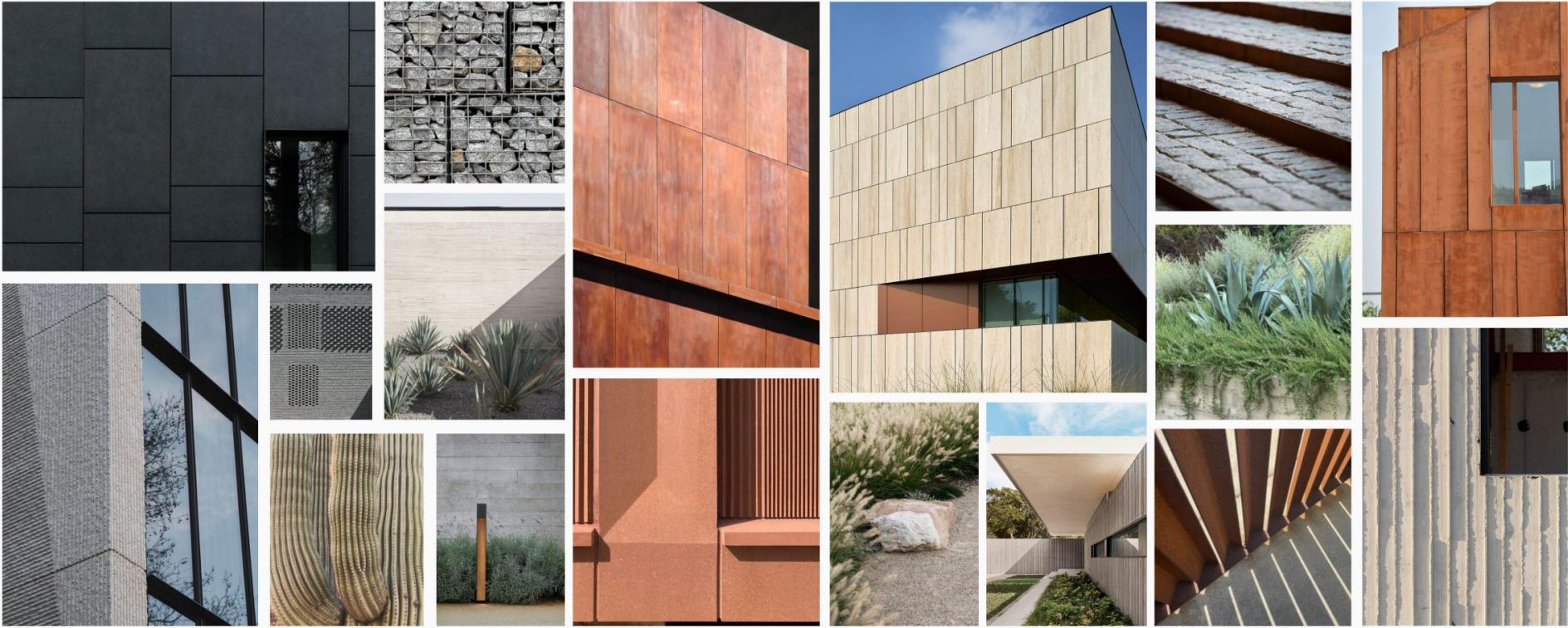
Jail Concept – Public Entry



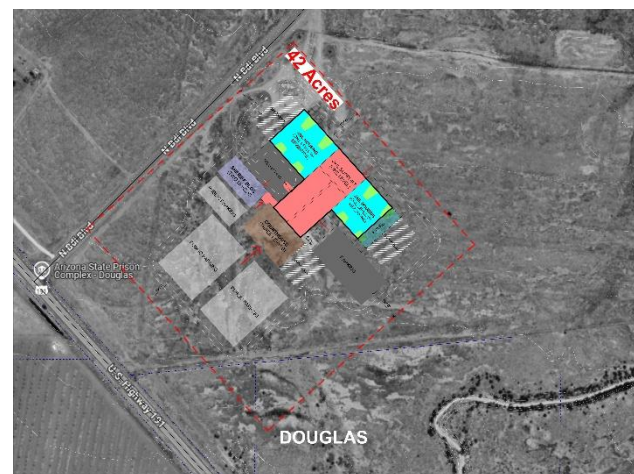
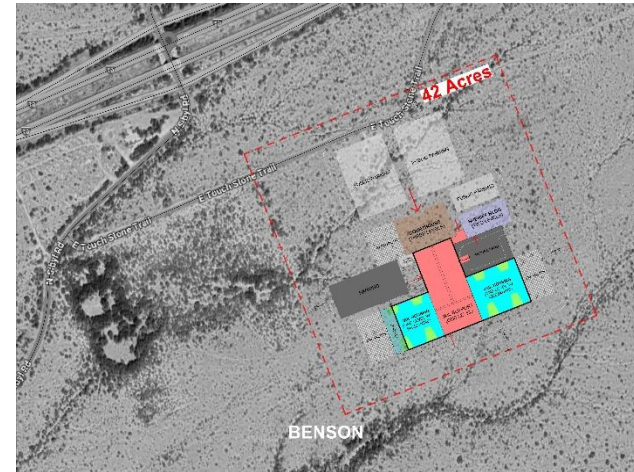
Jail Concept – Staff Entry



Jail Concept - Materials



Site Options - Compiled



Site Options

Benson Site (I-10 & N Sibyl Road)

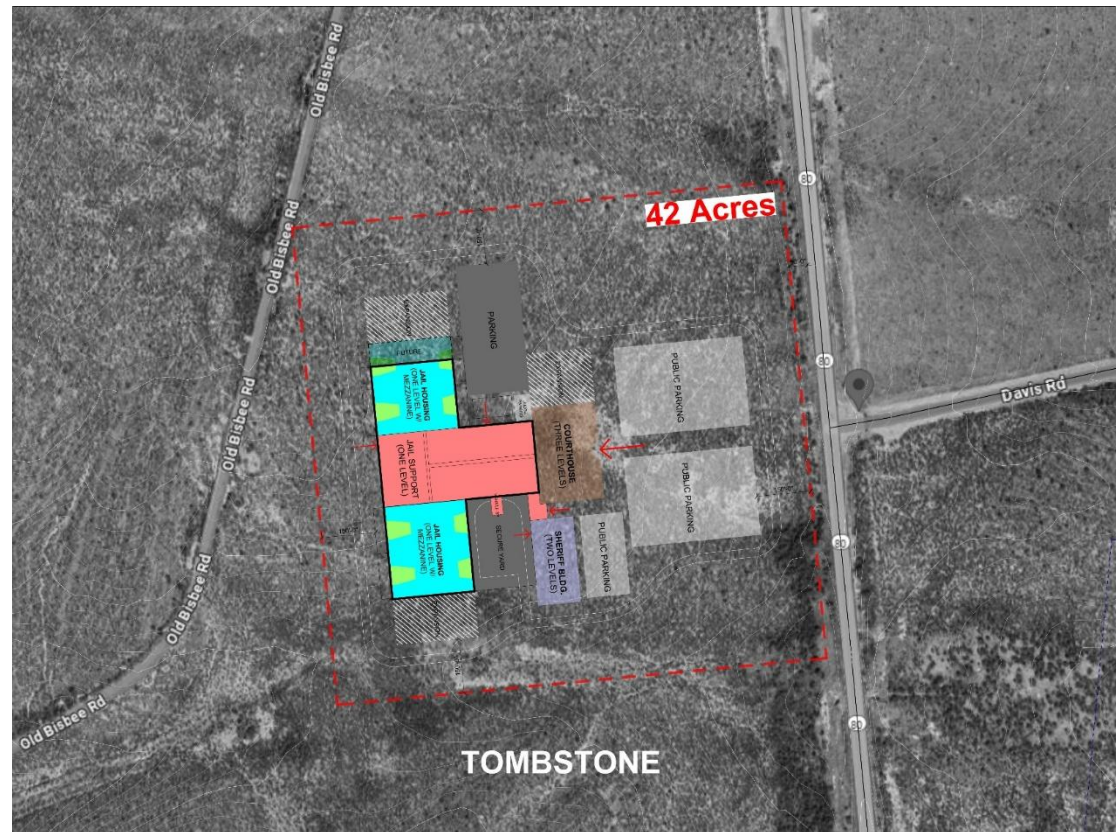
- Gently sloping terrain with highway visibility and access.
- Jail facility oriented to buffer highway noise and allow flexible layout.
- Strong regional connectivity via I-10.
- No existing water/sewer; new systems required (well, septic, or package plant).
- Electricity and telecom available on site; natural gas extension feasible.



Site Options

Tombstone Site (SR-80 & Davis Road)

- Located near Tombstone Airport with moderate slope and desert vegetation.
- Jail oriented for visibility from Davis Rd and SR-80, set on higher elevation.
- No nearby utilities; 3-mile extensions needed for power and gas.
- Telecom cable available adjacent to SR-80.



Site Options

Sierra Vista Site (Charleston Rd & Moson Rd)

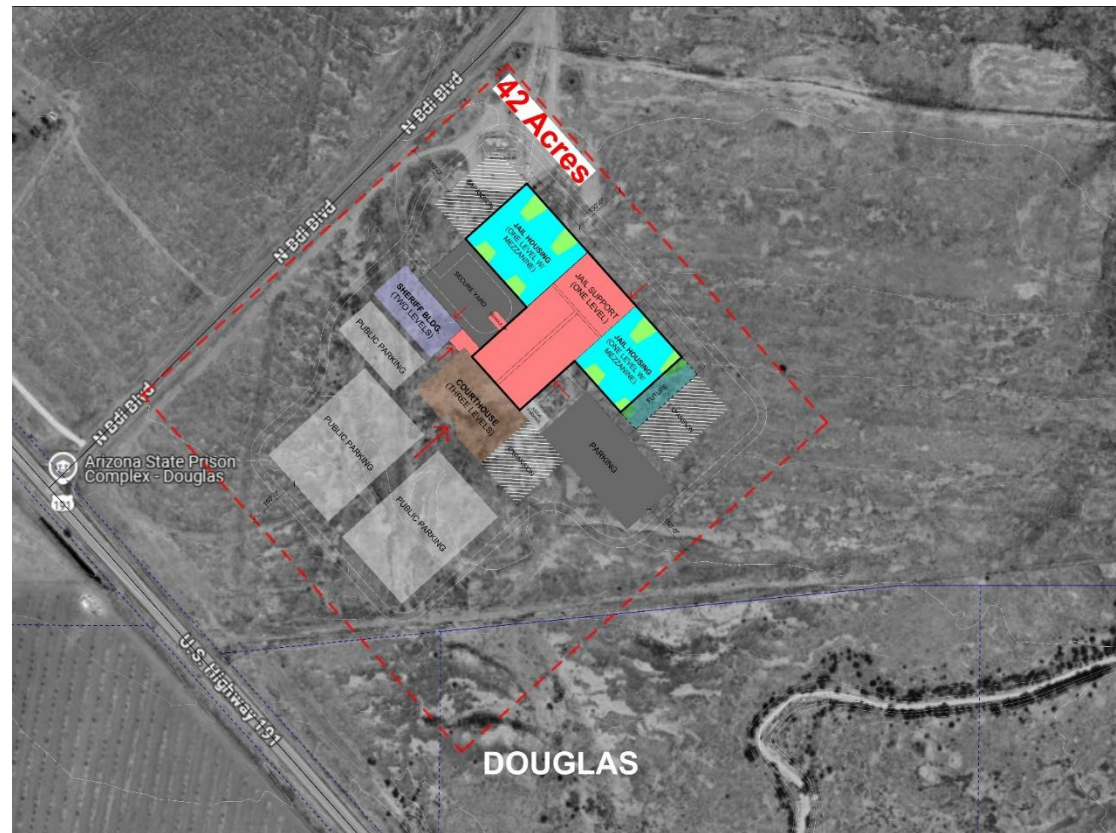
- Situated against foothills with moderate terrain and strong proximity to Sierra Vista workforce and vendors.
- Facility set between floodplain and highway, allowing strategic massing and expansion east / west.
- Utilities require 2.5–3.5 mile extensions (water, sewer, gas).
- Power and communications infrastructure extension required but feasible.



Site Options

Douglas Site (SR-191 & N BDI Road)

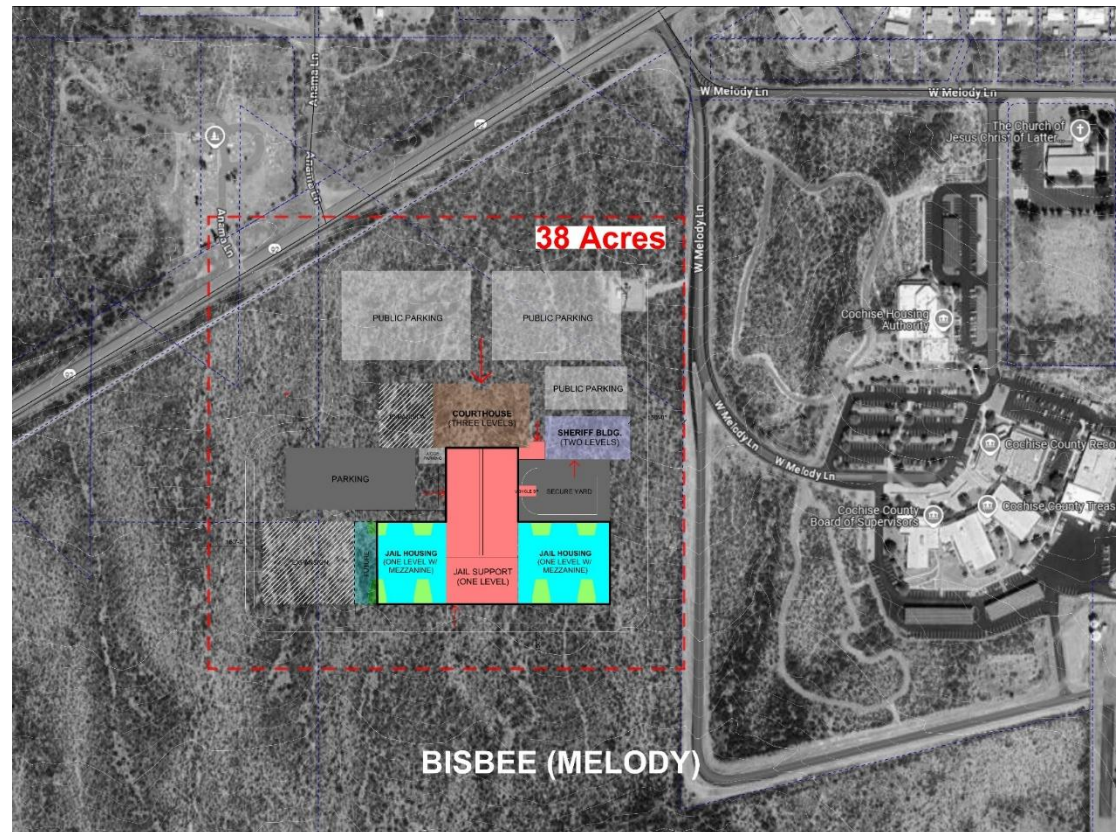
- Expansive, gently sloped open desert near airport and state prison.
- Jail located for infrastructure sharing and flexibility.
- Nearby wells and sewer lift station available; pumps required for sewer connection.
- Electricity, natural gas, and telecom available on site.
- Proximity to nearby prison operations



Site Options

Bisbee Melody Site (SR-92 & Melody Lane)

- Near County Admin Complex with access to existing infrastructure and support.
- Jail positioned to integrate with existing County facilities and buffer highway noise.
- Utilities readily available on site (water, sewer, electric, gas, telecom).
- Gently sloped topography supports functional building placement and future build-out



Site Options

Bisbee Existing Site (203 N. Judd Drive)

- Steep mountainous terrain with limited buildable space.
- New facility integrated with hillside and existing access roads.
- Existing utilities in place, though water pressure improvements needed.
- Strategic reuse of existing buildings required due to space constraints.



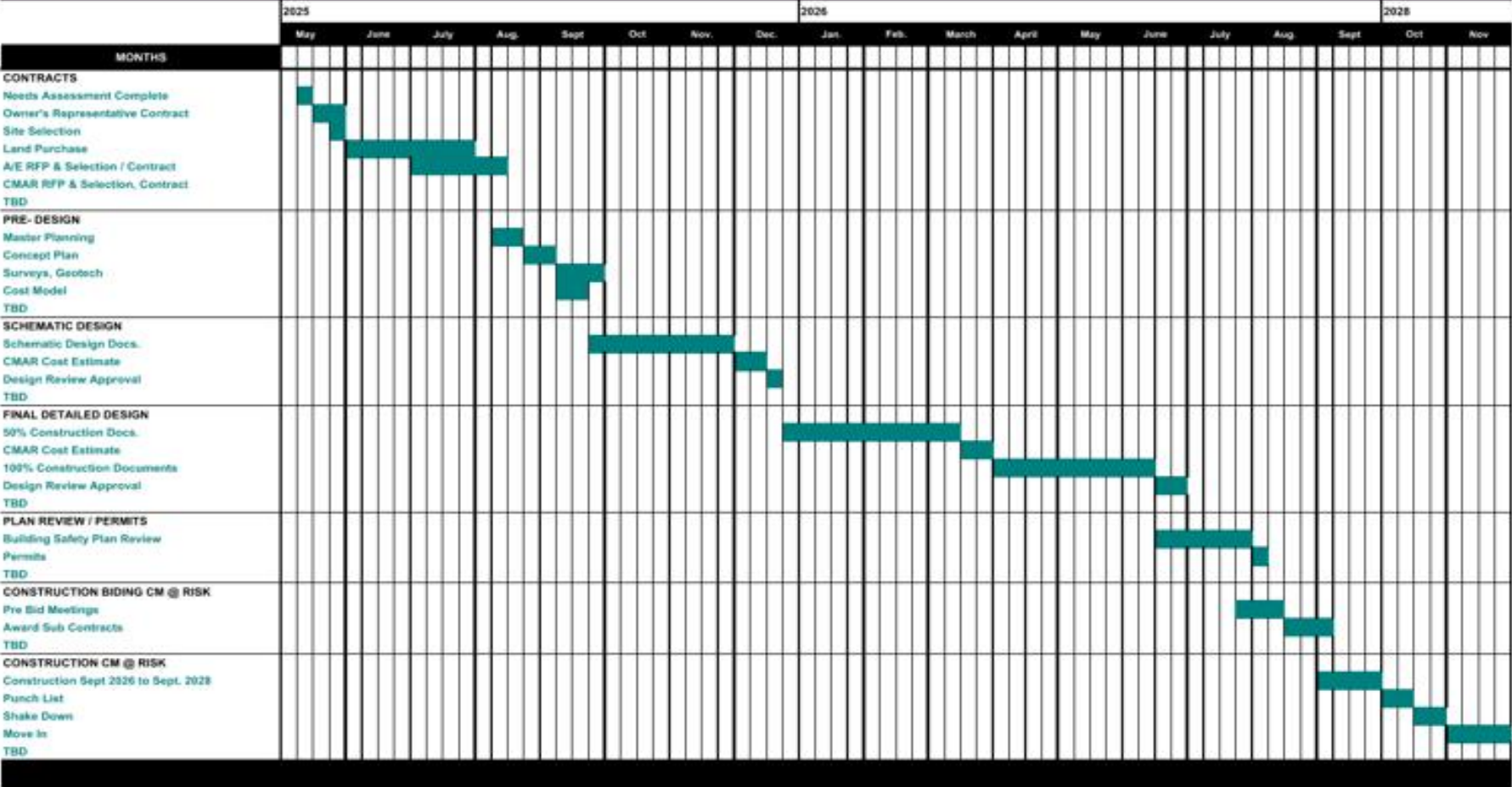
Site Selection Recommendation

Cochise County Detention Center, Site selection recommendation:								
Evaluation Topics	Possible Score	Benson	Douglas	Bisbee (Existing)	Bisbee (Melody)	Sierra Vista	Tombstone	Comments
Utilities Development	5	1	5	5	3	3	1	Extent of utilities and on site sewer
Topography Difficulty	5	4	4	2	5	4	4	Difficulty in cut and fill to grade site
Purchase Impact	5	3	5	5	4	5	3	Land ownership or to be purchased
Existing Buildings	5	4	4	5	4	4	4	Existing buildings that can be used
Population Center	5	3	4	3	3	5	3	Proximity to major population
Work Force, Detention	5	4	5	5	5	5	4	Proximity to work force
Site Access	5	5	4	4	4	5	3	Primary access location
Services Vendor Accessibility	5	5	2	3	4	5	4	Vendor accessibility for services
Judicial Functions Proximity	5	3	3	5	5	4	4	Proximity to judicial functions
Total Scores	45	32	36	37	37	40	30	

Development Schedule

Proposed Development Schedule, May, 2025

Cochise County Detention Facility



Rough Order of Magnitude

ROUGH ORDER OF MAGNITUDE				
Rough Order of Magnitude Cost	SITE OPTIONS			
	Site 1, Sierra Vista	Site 2, Bisbee (Exist Option B)	Site 3, Bisbee (Melody)	Site 4, Douglass
Cochise County Detention Facility				
EXISTING FACILITY RENOVATIONS	\$ -	\$ -	\$ -	\$ -
NEW BUILDINGS	\$ 128,430,000	\$ 128,430,000	\$ 128,430,000	\$ 128,430,000
SITE DEVELOPMENT	\$ 16,020,000	\$ 12,500,000	\$ 13,870,000	\$ 11,980,000
CONTINGENCIES & ESCALATION	\$ 18,050,000	\$ 17,610,000	\$ 17,790,000	\$ 17,550,000
CONSTRUCTION TOTAL With Contingencies	\$ 162,500,000	\$ 158,540,000	\$ 160,090,000	\$ 157,960,000
SOFT COST	\$ 38,100,000	\$ 37,250,000	\$ 37,570,000	\$ 37,120,000
TOTAL PROJECT DEVELOPMENT COST	\$ 200,600,000	\$ 195,790,000	\$ 197,660,000	\$ 195,080,000

Cost Savings Measures:

1. The single largest cost savings is reducing the number of beds constructed. Criminal justice system changes and expansion of alternatives to incarceration may reduce the 468 beds by as much as 17%.
2. Site selection is significant in the project's cost . For the sites identified, there is a variable of 28% to 59%. Site cost alone account for 8% to 13% of the overall projects cost.
3. Long term operations cost for 30 years is 3 times the initial facility capital cost. Therefore, Capital cost invested for a staff efficient facility along with site location attribute significantly to long term operations cost.
4. This first phase of cost projections is a base line. During the next phases of design and construction, many cost savings items can be realized. Contingency's alone at this point is 10% to 15%.

Jail Concept - Plan

