

Correctional Facility Siting – Comparative Site Evaluation



**Report to Prison Relocation
Commission**

August 11, 2015

AGENDA

Correctional Facility Siting: Report to PRC

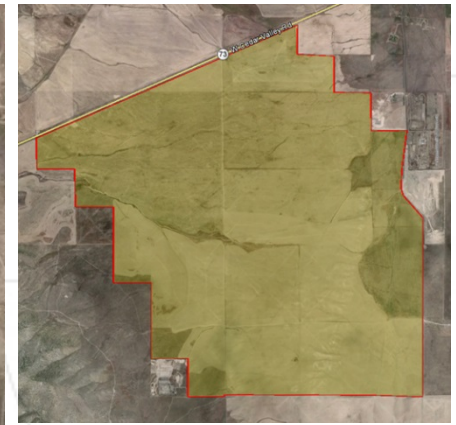
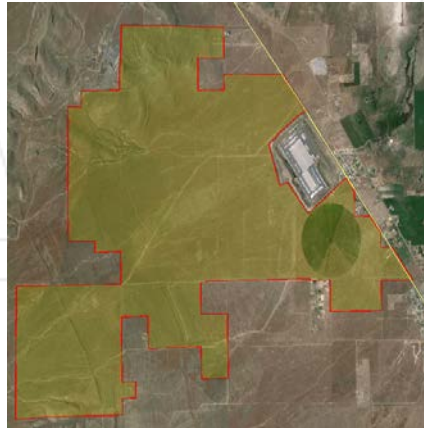
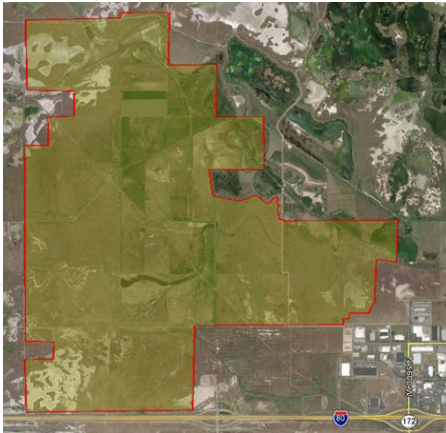
- Sites Under Consideration
- Comparative Site Evaluation Process
- Comparative Site Evaluation Categories and Criteria
- Comparative Site Evaluation Matrix

Sites Under Consideration

Sites Under Consideration

Four Sites

- I-80 / 7200 West (Salt Lake City)
- SR 138 Industrial Park (Grantsville)
- Lake Mountains West (Eagle Mountain)
- Cedar Valley South (Fairfield)



Comparative Site Evaluation Process

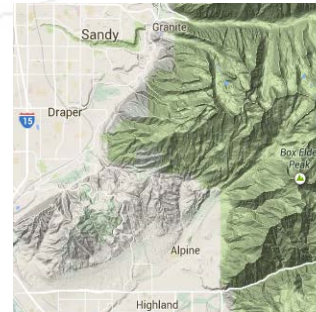
Comparative Site Evaluation Process

- Cultural resources research
- Phase I Environmental Site Assessments
- Wetland delineations
- Special status species studies
- Geotechnical investigations
- Property appraisals
- Title research



Comparative Site Evaluation Process

- Boundary and topographic surveys
- Well development feasibility study
- Utility system studies
- Water rights research
- Road access studies
- Cost estimates
- Permits research



Comparative Site Evaluation Process

Challenge

- Compile large volume of highly technical information
- Organize information for ease of use
- Compare and contrast each site's unique features and considerations
- Consider quantifiable and non-quantifiable topics
- Thorough and comprehensive
- Easy to understand
- Aid decision-making process

Comparative Site Evaluation Process

Solution: Comparative Site Evaluation Matrix



Comparative Site Evaluation Process – Categories and Criteria

9 Evaluation Categories

- Site Considerations
- Environmental Resource Considerations
- Land Use Considerations
- Utility Service Considerations
- Access Considerations
- Property Acquisition Considerations
- Community Considerations
- Capital Cost Considerations
- Key Long-Term Operating Cost Considerations

85 Criteria

10 Criteria

11 Criteria

6 Criteria

7 Criteria

12 Criteria



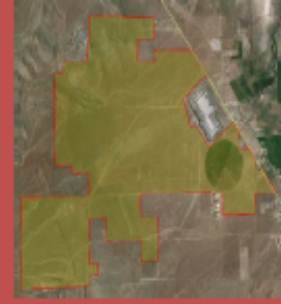

4 Criteria

11 Criteria

14 Criteria

10 Criteria

Comparative Site Evaluation Matrix (Example)

Evaluation Category	Criteria	I-80/7200 West	SR 138 Industrial Park	Lake Mountains West	Cedar Valley South
					
SITE CONSIDERATIONS	Jurisdiction	Salt Lake City, Salt Lake County.	Grantsville City, Tooele County.	Eagle Mountain City, Utah County.	Town of Fairfield, Utah County.
	Site Acreage (Total)	4,000+ acres.	3,000+ acres.	700+ acres.	2,700+ acres.
	Site Acreage (Developable)	1,000+/- acres.	2,000+ acres.	600+ acres.	2,000+ acres.
	Site Configuration	Acceptable.	Acceptable.	Acceptable.	Acceptable.
	Conceptual Design Fit Test	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.
	Site Expansion Potential	Somewhat limited; bordered by conservation zones, I-80, International Center, former landfill, canals.	Yes, expansion potential beyond 500 acres.	Yes, expansion potential beyond 500 acres.	Yes, expansion potential beyond 500 acres.
	Topography (Elevation and Average % Slope)	Elevation: 4,215–4,225 feet above mean sea level. Level (0–1% average).	Elevation: 4,300–5,000 feet above mean sea level. Moderately sloping (5–10+% average).	Elevation: 4,835–4,850 feet above mean sea level. Level (0–1% average).	Elevation: 4,870–5,160 feet above mean sea level. Slightly sloping (0–5% average).

Comparative Site Evaluation Process

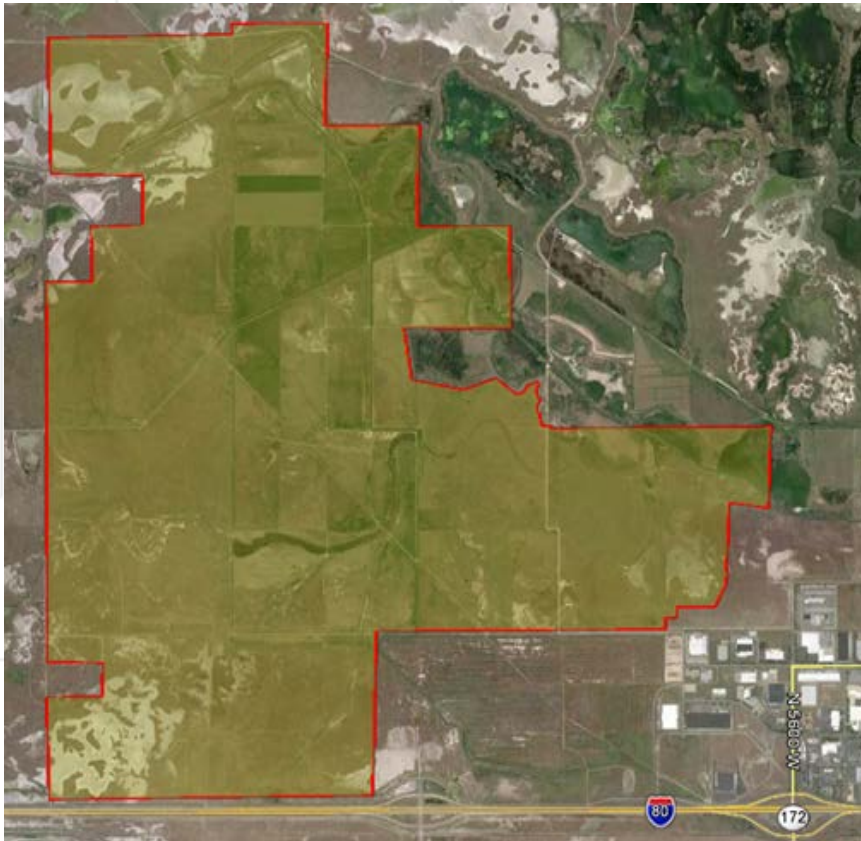
After analyzing 9 categories and 85 criteria, key drivers are:

- Capital Costs
- Key Long-Term Operating Costs
- Everything Else
 - Site Considerations
 - Environmental Resource Considerations
 - Land Use Considerations
 - Utility Service Considerations
 - Access Considerations
 - Property Acquisition Considerations
 - Community Considerations

Comparative Site Evaluation Matrix

Comparative Site Evaluation Matrix

I-80 / 7200 West Site (Salt Lake City)



Comparative Site Evaluation Matrix

I-80 / 7200 West Site (Salt Lake City)

- Sufficient developable land; meets conceptual design fit test
- Complex subsurface conditions resulting in highest site preparation costs
- Environmentally sensitive; adjoins conservation and recreation areas, wetlands, canals, etc.
- Past land uses (former landfill, military use, etc.) may require remediation
- 2 viable water and wastewater service providers (Salt Lake City and Magna Water District)

Comparative Site Evaluation Matrix

I-80 / 7200 West Site (Salt Lake City)

- Lowest capital cost for electric power extensions and upgrades
- Excellent road access via I-80
- Excellent access to community resources (medical and courts)
- Best access to staff, volunteers, visitors and major vendors
- Inmate transport: lowest annual driving miles (390,000) equals lowest air pollution emissions
- Potential to be catalyst for economic development in strategically important location

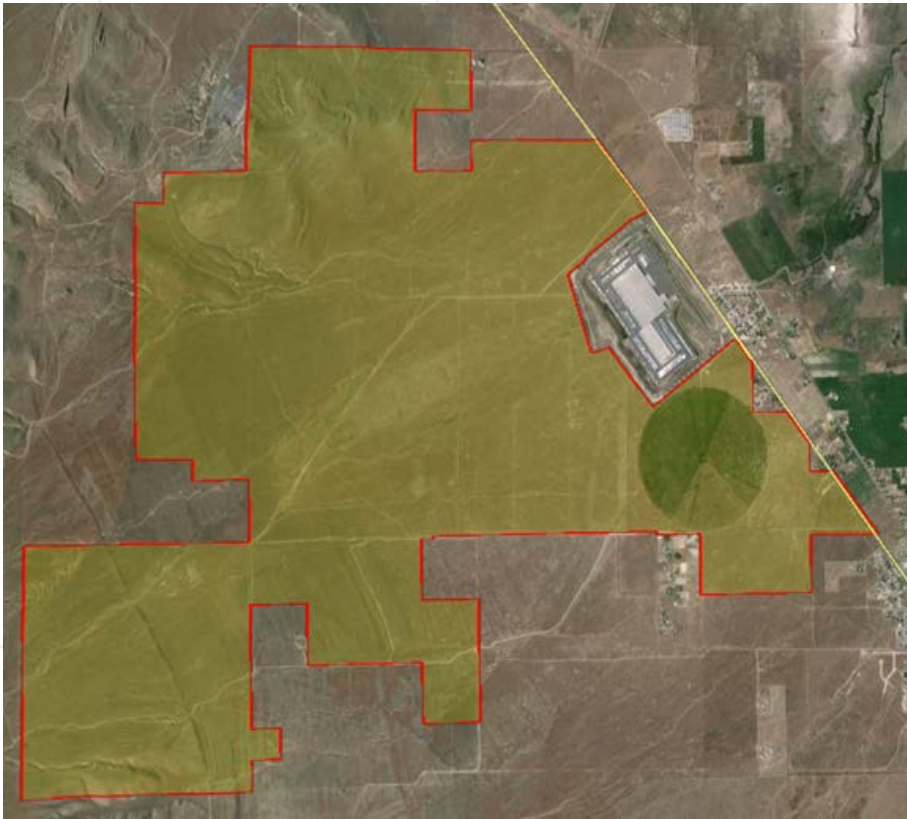
Comparative Site Evaluation Matrix

Estimated Capital Costs: I-80 / 7200 West Site

• Property Acquisition	\$30 million
• Site Preparation	\$60 million
• Water Supply	\$22.1 million
• Wastewater Treatment	\$15.9 million
• Electric Power	\$13.4 million
• Natural Gas	\$5 million
• Roads	\$8 million
TOTAL	\$154.4 million

Comparative Site Evaluation Matrix

SR 138 Industrial Park Site (Grantsville)



Comparative Site Evaluation Matrix

SR 138 Industrial Park Site (Grantsville)

- Sufficient developable land; meets conceptual design fit test
- Sloping topography results in second highest site preparation costs
- Environmental sensitivity low; potential for adverse impacts low
- Current and past land uses pose low risk of contamination
- Lowest capital cost for natural gas extensions and upgrades
- Lowest capital cost for roadway improvements
- Closest to residential areas among all sites

Comparative Site Evaluation Matrix

SR 138 Industrial Park Site (Grantsville)

- Highest capital cost for wastewater treatment improvements (via Grantsville City system)
- Inmate transport: second highest annual driving miles (740,000) with corresponding air pollution emissions
- Farthest from medical center, courts, employee base, volunteers, visitors, and major vendors
- Access dependent upon unimpeded travel on I-80; some risk during emergencies
- Fewest current UDC employees reside in Tooele County; potential for significant disruption to UDC operation

Comparative Site Evaluation Matrix

Estimated Capital Costs: SR 138 Industrial Park Site

• Property Acquisition	\$20 million
• Site Preparation	\$34 million
• Water Supply	\$18.2 million
• Wastewater Treatment	\$40.9 million
• Electric Power	\$19.9 million
• Natural Gas	\$0.35 million
• Roads	\$1.5 million
TOTAL	\$134.9 million

Comparative Site Evaluation Matrix

Lake Mountains West Site (Eagle Mountain)



Comparative Site Evaluation Matrix

Lake Mountains West Site (Eagle Mountain)

- Sufficient developable land; meets conceptual design fit test
- Lowest site preparation costs
- Environmental sensitivity low; potential for adverse impacts low
- Current and past land uses pose low risk of contamination
- Lowest capital cost for water supply extensions and upgrades
- Lowest capital cost for wastewater treatment improvements
- Highest capital cost for roadway improvements and extensions

Comparative Site Evaluation Matrix

Lake Mountains West Site (Eagle Mountain)

- Inmate transport: third highest annual driving miles (710,000) with corresponding air pollution emissions
- Relatively distant from medical center, courts, employee base, volunteers, visitors, and major vendors
- Access dependent upon unimpeded travel on SR 73; some risk during emergencies
- Proximity to current UDC Draper employees; potential for less disruption to UDC operation

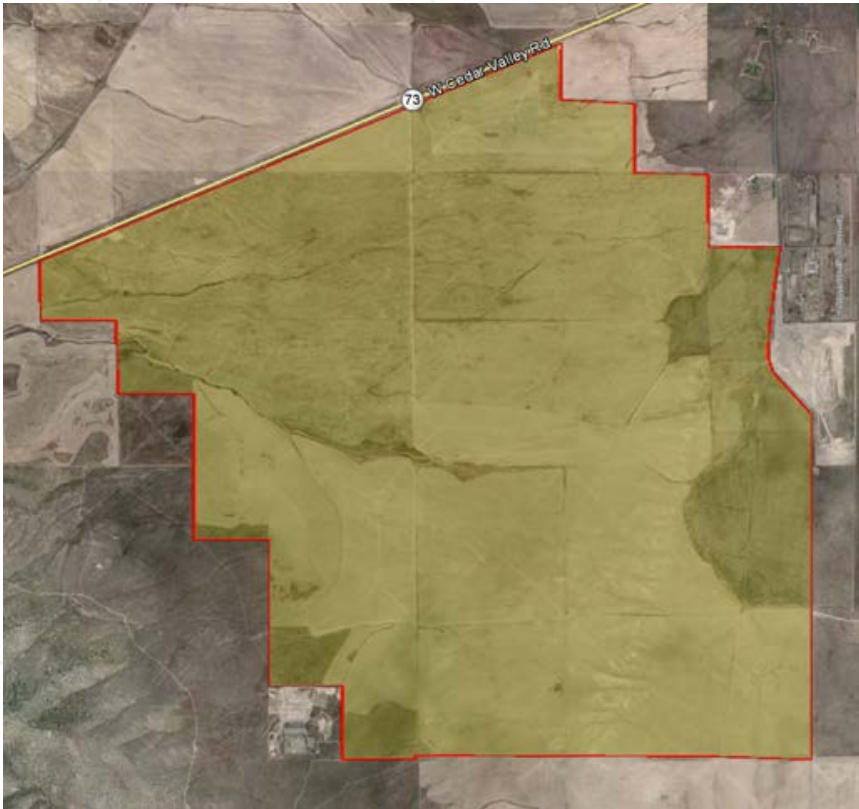
Comparative Site Evaluation Matrix

Estimated Capital Costs: Lake Mountains West Site

• Property Acquisition	\$10 million
• Site Preparation	\$8 million
• Water Supply	\$16.8 million
• Wastewater Treatment	\$9.4 million
• Electric Power	\$20.6 million
• Natural Gas	\$2.2 million
• Roads	\$21.4 million
TOTAL	\$88.4 million

Comparative Site Evaluation Matrix

Cedar Valley South Site (Fairfield)



Comparative Site Evaluation Matrix

Cedar Valley South Site (Fairfield)

- Sufficient developable land; meets conceptual design fit test
- Low site preparation costs
- Environmental sensitivity low; potential for adverse impacts low
- Current and past land uses pose low risk of contamination
- Lowest property acquisition costs
- Lowest capital cost for roadway improvements

Comparative Site Evaluation Matrix

Cedar Valley South Site (Fairfield)

- Highest capital cost for water supply extensions and upgrades
- Highest capital cost for wastewater treatment service
- Highest capital cost for natural gas system extensions and upgrades
- Inmate transport: highest annual driving miles (760,000) with corresponding air pollution emissions
- Relatively distant from medical center, courts, employee base, volunteers, visitors, and major vendors
- Access dependent upon unimpeded travel on SR 73; some risk during emergencies

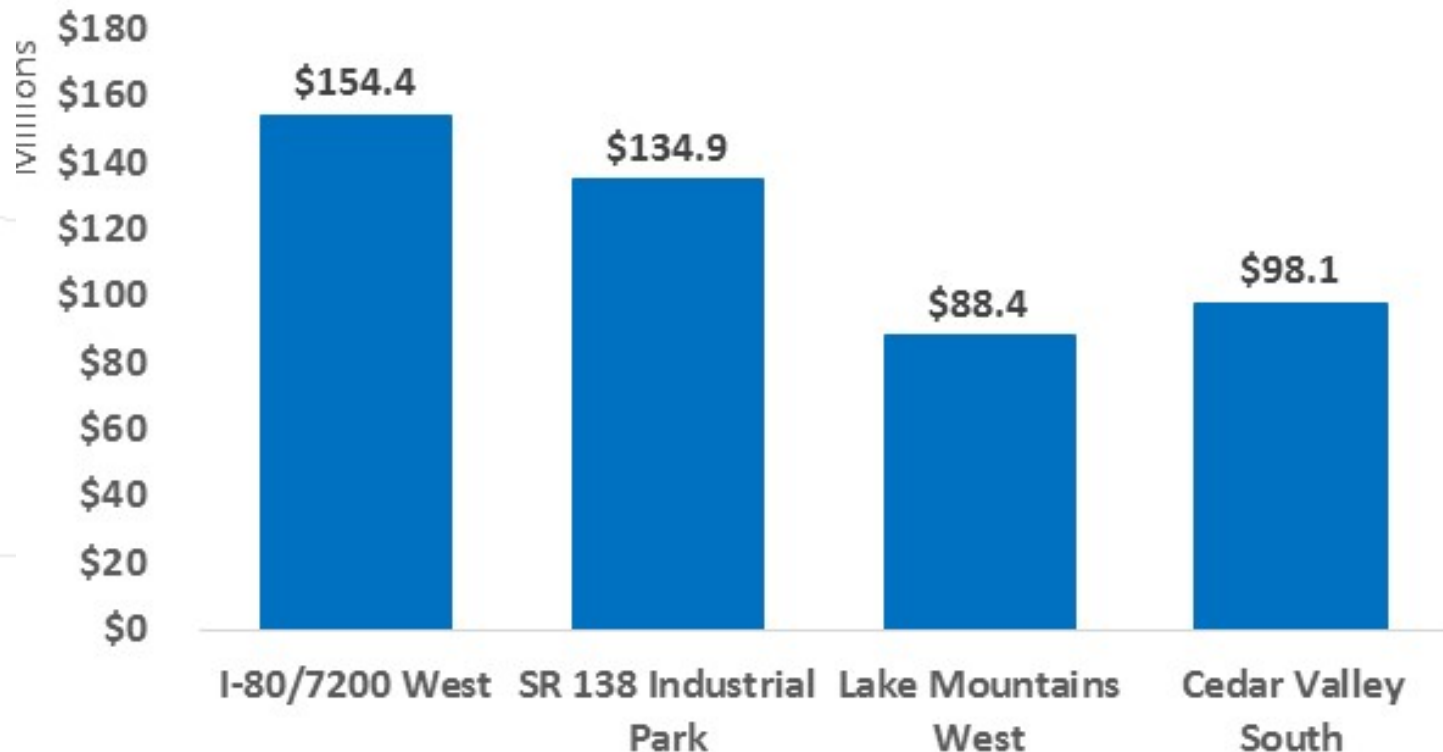
Comparative Site Evaluation Matrix

Estimated Capital Costs: Cedar Valley South Site

• Property Acquisition	\$5 million
• Site Preparation	\$10 million
• Water Supply	\$26.9 million
• Wastewater Treatment	\$14.2 million
• Electric Power	\$32.6 million
• Natural Gas	\$7.9 million
• Roads	\$1.5 million
TOTAL	\$98.1 million

Comparative Site Evaluation Matrix

Estimated Total Capital Costs: All Sites



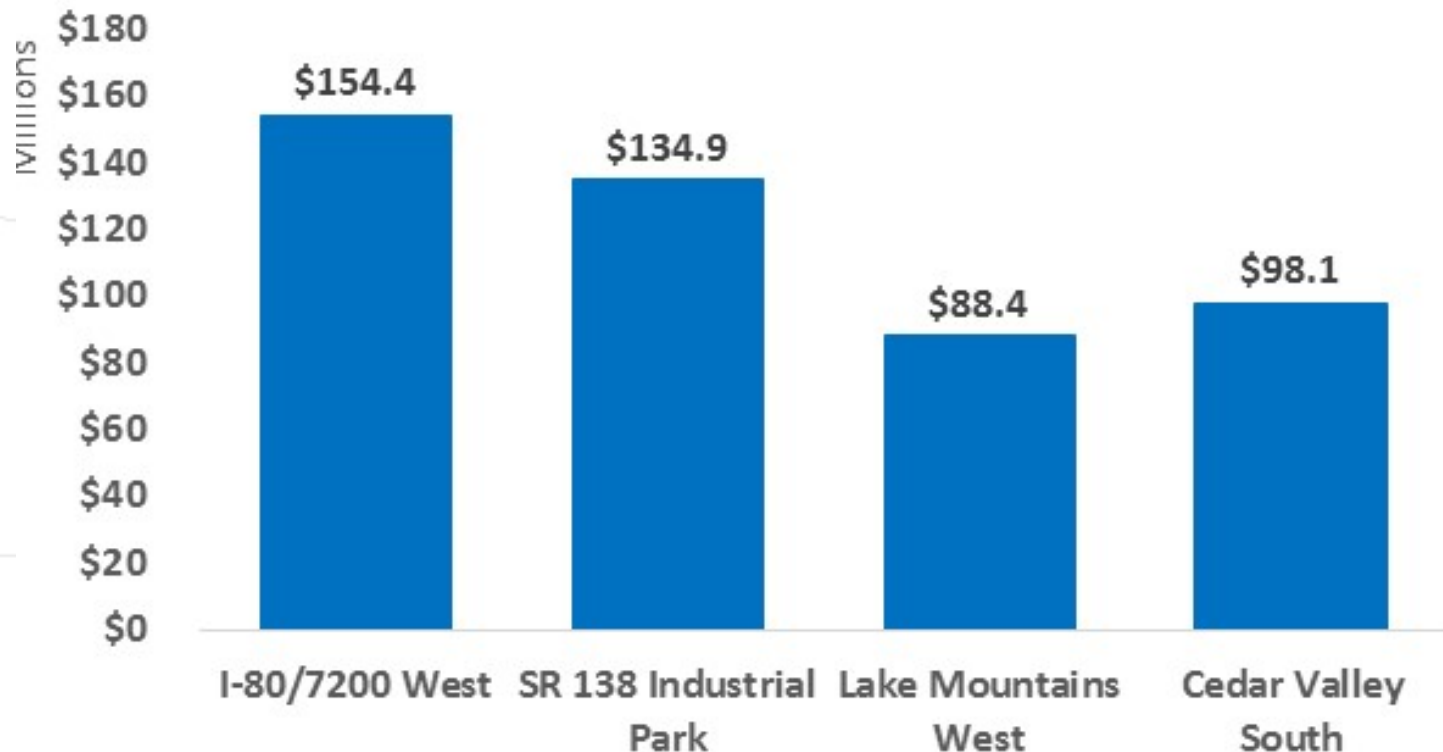
Comparative Site Evaluation Matrix

Key Long-term Operating Cost Analysis:

Legislative Fiscal Analyst

Comparative Site Evaluation Matrix

Estimated Total Capital Costs: All Sites



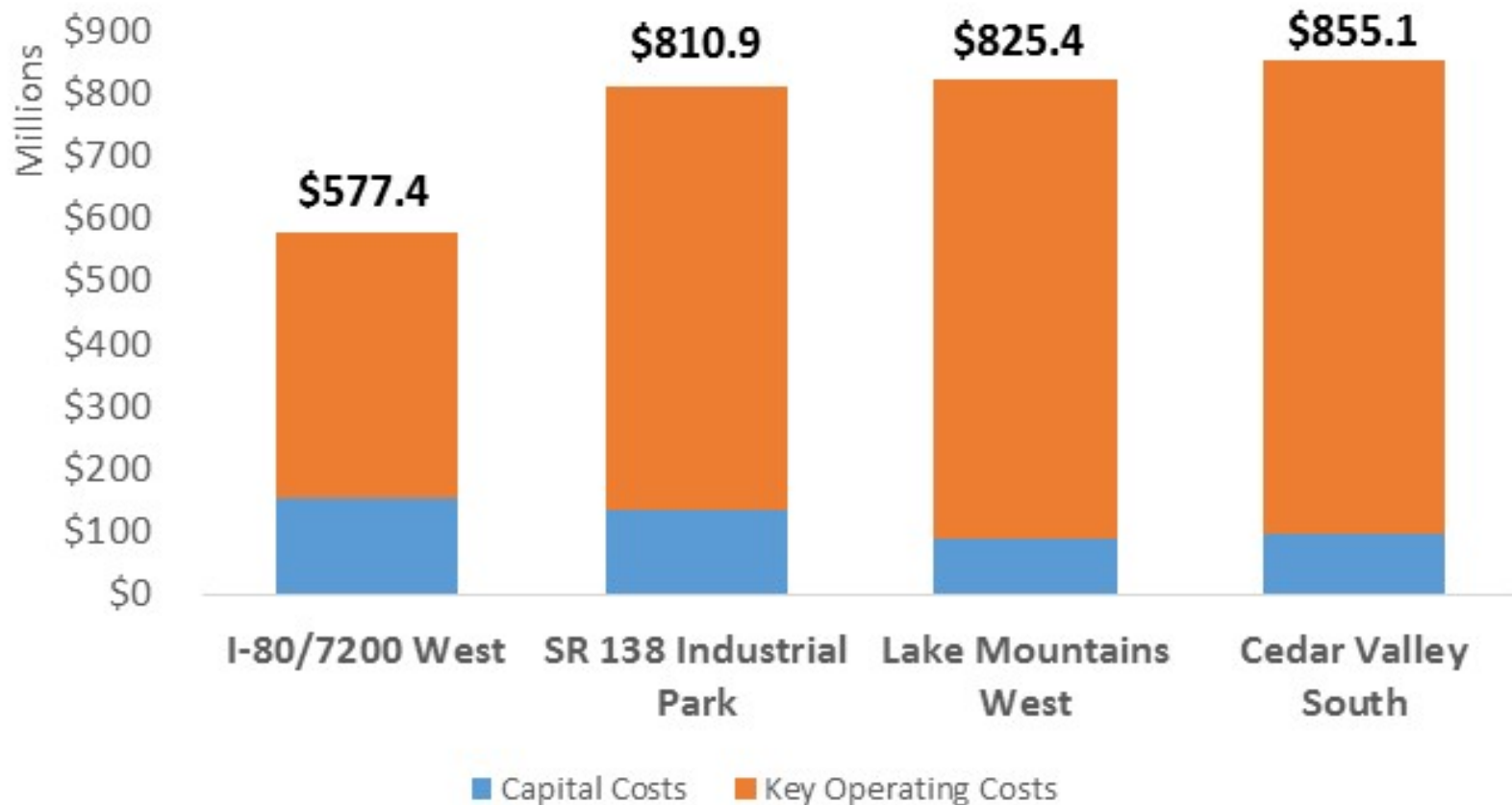
Comparative Site Evaluation Matrix

Estimated Key Long-Term Operating Costs: All Sites



Comparative Site Evaluation Matrix

Combined Capital and Key Long-Term Operating Costs



For additional information: www.le.utah.gov/prc

