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APRIL 15 2026

FULTON COUNTY JAIL CAPITAL IMPROVEMENT PROGRAM

Jail Program Update



AGENDA

01

**Recap &
Progress Update**

02

**Program
Development**

03

Financing

04

**Requested Action &
Next Steps**



01

**Recap &
Progress
Update**

Recap

Board of Commissioners Public Meeting – 20th August 2025

Scope

- Special Purpose Facility (approximately 1800 beds) addressing medical and behavioral care needs and all vulnerable populations, as well as general housing
- Rice Street Jail Renovation

Schedule

- Special Purpose Facility 2026-2031
- Renovation 2029-2035

Budget

- \$536M Rough Order of Magnitude (ROM) estimate for Special Purpose Facility
- \$552M ROM estimate for Rice Street Renovation
- Total Jail CIP ROM Estimate: \$1.088B

Jail Capital Improvement Program: Programming

Programming Approach:

- Identified the program needs of an 1800-bed Special Purpose Facility
- Operational and architectural program was developed in coordination with Sheriff's Office
- Special Purpose Facility will house medical and mental health needs, vulnerable populations, and all females

Programming Findings:

- More specialty cells, fewer beds per housing unit, more single occupancy cells, more single floor housing units than initially anticipated
- Following completion, there will be more detainees housed in the Special Purpose Facility than the existing Rice Street Jail
 - Co-locating Jail support services with Special Purpose Facility will lead to more efficient operations for the Sheriff's Office
 - Jail support services: booking/transfer, kitchen, laundry, administration, etc.
 - This shift would result in an increase to the Special Purpose Facility scope but would be partially offset with a reduction to the renovation costs

Classification	# Units	# Beds Per Unit	Total Beds	Configuration
MALE HOUSING 76% of total beds				
Admissions	3	56	168	Double Occupancy
Minimum	1	56	56	8-Bed Cells
Medium	2	56	112	8-Bed Cells
Maximum	1	56	56	Single Occupancy
Maximum	2	56	112	Double Occupancy
Protective Custody	1	56	56	Single Occupancy
Alt Lifestyle	1	56	56	Single Occupancy
Behavioral Health	14	28	392	Single/ Double Occupancy
Medical	10	28	280	Single Occupancy
Geriatric	2	28	56	Double Occupancy
Youthful Offenders	2	28	56	Double Occupancy
Total: Male Housing	39		1,400	
FEMALE HOUSING 24% of total beds				
Admissions	1	56	56	Double Occupancy
Minimum	1	56	56	4-Bed Cells
Medium	1	56	56	4-Bed Cells
Maximum	1	28	28	Double Occupancy
Flex	1	28	28	Double Occupancy
Behavioral Health	2	28	56	Single Occupancy
Behavioral Health	2	28	56	Double Occupancy
Medical	1	28	28	Single Occupancy
Geriatric	1	28	28	Double Occupancy
Inmate Workers	1	28	28	Dormitory
Youthful Offenders	1	14	14	Double Occupancy
Total: Female Housing	13		434	
Total Housing:	52		1,834	

Jail Capital Improvement Program: Programming

Cost Estimate Developments

- The noted programming developments means more square footage & more expensive square footage
- Further, the inclusion of Jail support services in the Special Purpose Facility :
 - would result in an increase to the Special Purpose Facility costs,
 - but would be largely offset with a reduction to the renovation costs
- Financing for these improvements would be amortized over a significantly longer period, reducing the annual debt service needed for these improvements
- Strong judicial construction market regionally and nationally continues to keep construction costs high
- Inflation continues to be a cost driver

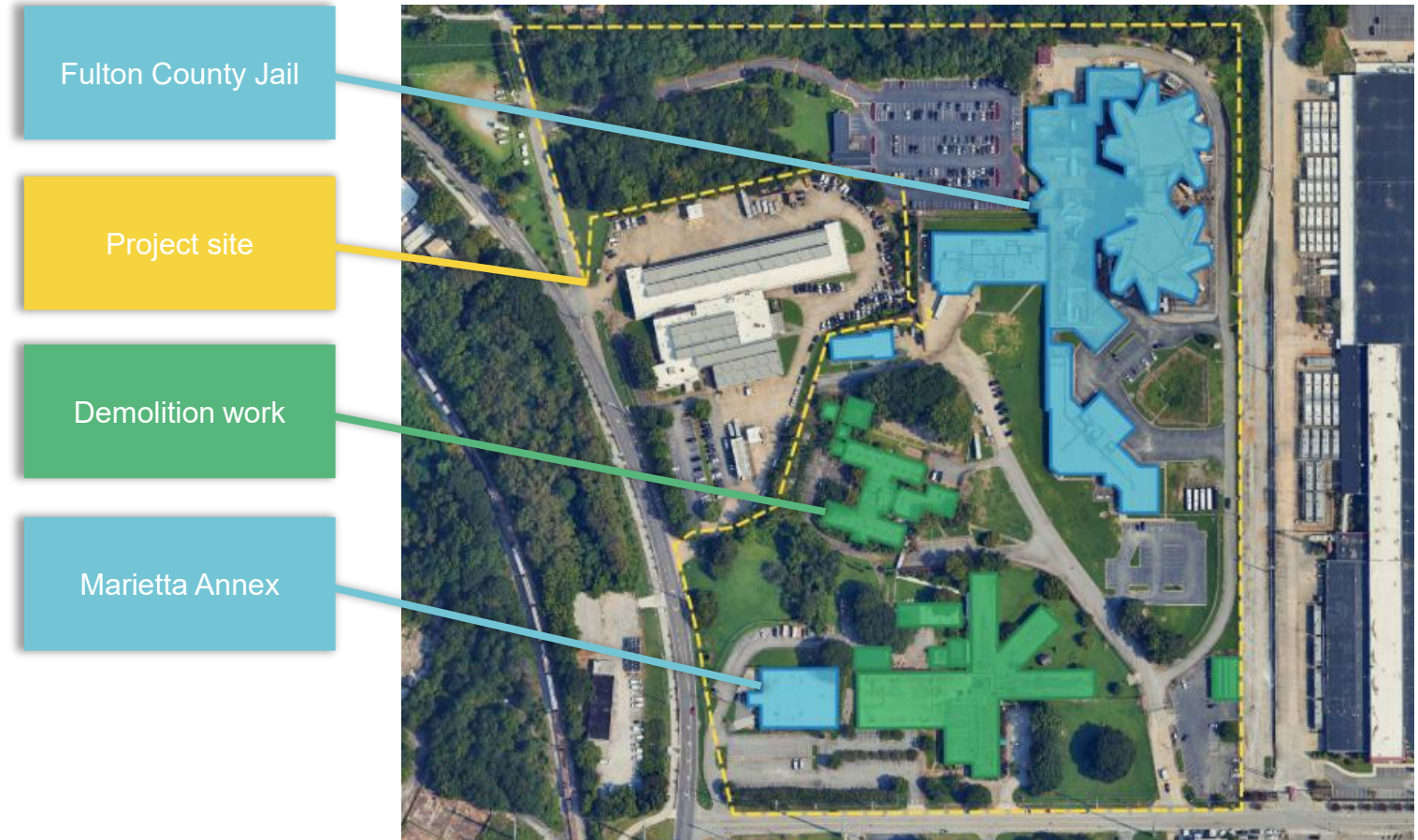
Fulton County Special Purpose Facility		
FACILITY SPACE SUMMARY		
Code	Component	Total BGSF
1.000	PUBLIC ENTRANCE AND LOBBY	5,273
2.000	VISITATION	144
3.000	ADMINISTRATION	8,921
4.000	STAFF SUPPORT	30,205
5.000	SECURITY ADMINISTRATION	8,272
6.000	BOOKING, TRANSPORT AND RELEASE	36,920
7.000	HEALTH SERVICES	49,382
8.000	FOOD SERVICE	28,890
9.000	LAUNDRY	5,470
10.000	PROGRAMS	7,980
11.000	HOUSING SUPPORT	34,829
	HOUSING	Beds: 1,834
12.000	MALE HOUSING	1,400
13.000	FEMALE HOUSING	434
14.000	BUILDING SUPPORT	24,194
Totals:		779,883

Progress Update

Site Plan

Site planning considerations:

- Maintaining operations of the main jail during construction of the Special Purpose Facility
- Demolish buildings on site
 - Bellwood
 - Jefferson Place
 - Warden's House
 - Accountability Court
- Identify efficient site layouts for the new Special Purpose Facility and optimize all layouts for possible future expansion
- Ensure security requirements are met through building setbacks and limiting views from the street





02

**Program
Development**

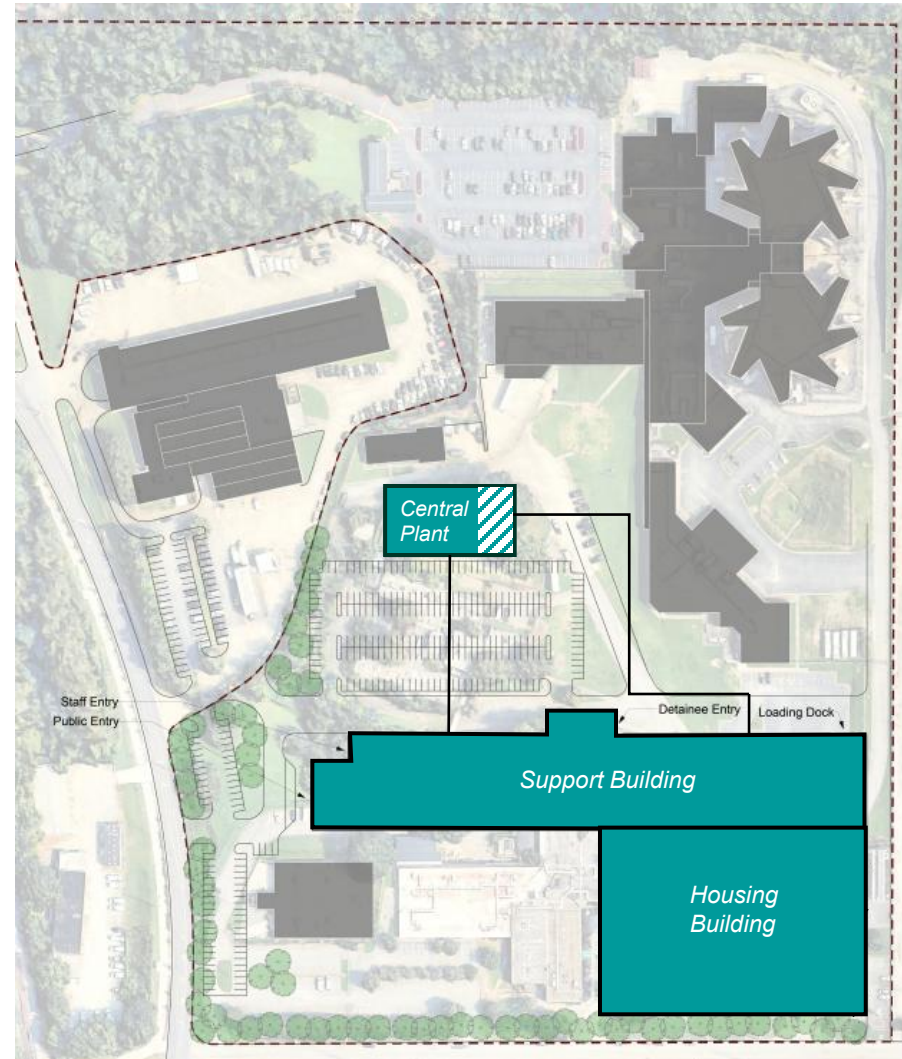
Jail Capital Improvement Site Plan – Phase I

Demolition

- Bellwood
- Jefferson Place
- Warden’s House
- Accountability Court

Special Purpose Facility

- Total housing count as originally anticipated (approximately 1800 beds)
- Medical services/infirmary and behavioral care spaces
- Jail support spaces to serve entire jail population (kitchen, laundry, booking, administration)
- New central plant to provide HVAC/mechanical and electrical support to Special Purpose Facility



Illustrative example

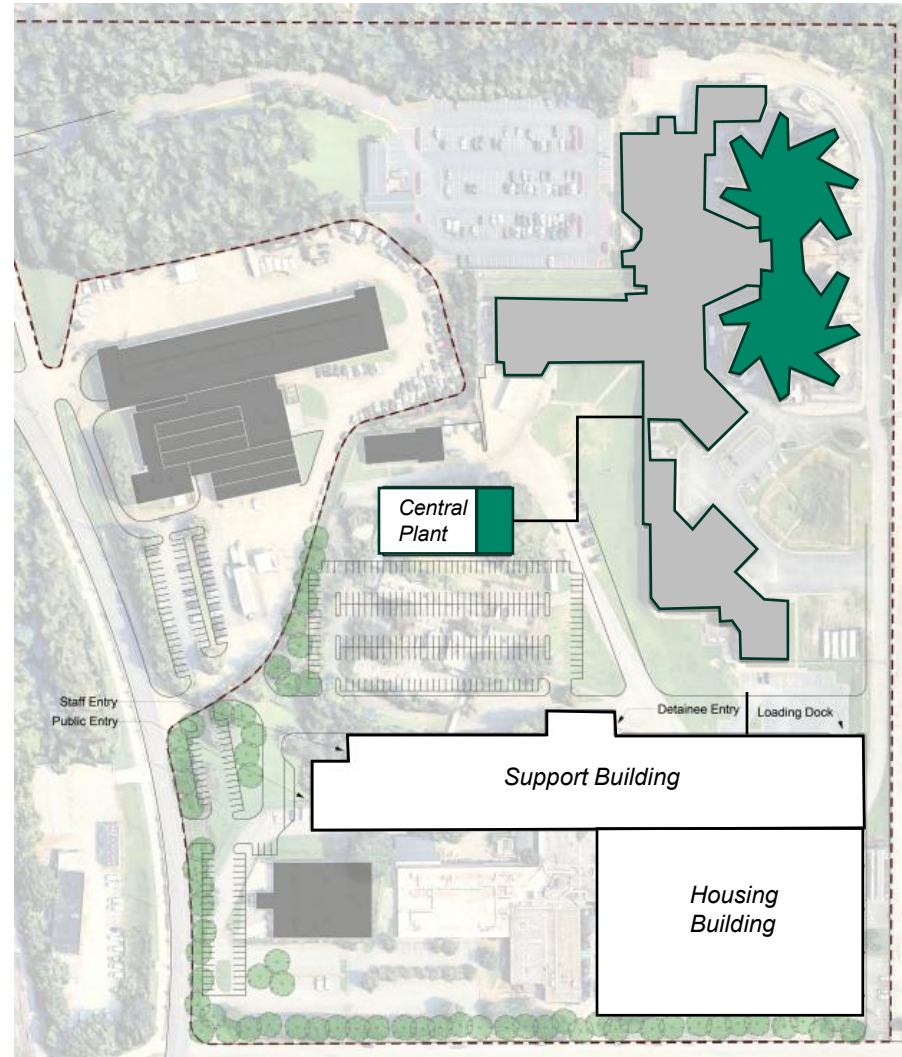
Jail Capital Improvement Site Plan – Phase II

Rice Street Renovation

- Renovate housing spaces of Rice Street Jail
- Phased renovation by tower

Central Plant

- Add equipment to new central plant to also service Rice Street Jail
- Decommission existing central plant within Rice Street Jail

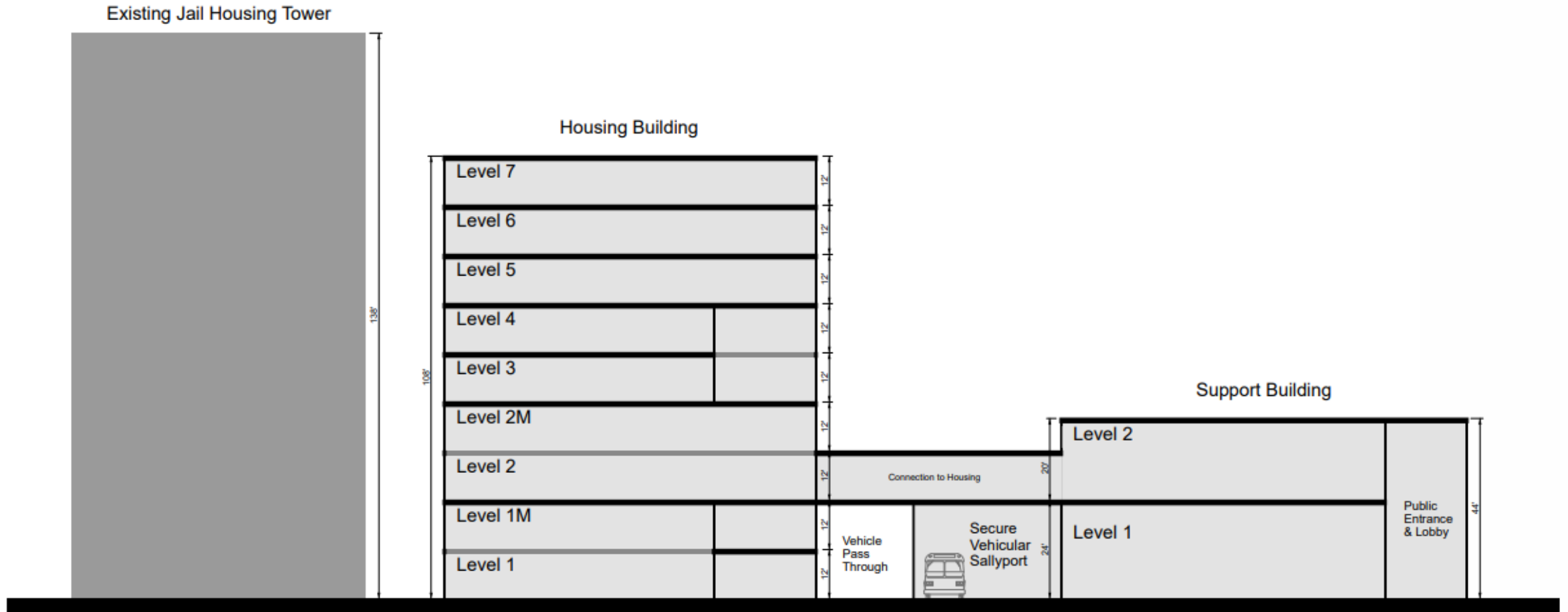


■ Rice Street Renovation & Central Plant Equipment Addition

Illustrative example

Jail Capital Improvement Site Plan

Existing Main Jail and Special Purpose Facility Section



Illustrative example

Jail Capital Improvement Program – Cost Update

Special Purpose Facility

HOUSING BED COUNT (TOTAL RATED BEDS)	1834
INFIRMARY/HEALTH SERVICES BED COUNT	110
TOTAL BED COUNT (HOUSING & INFIRMARY)	1944
JAIL SUPPORT PROGRAM SPACES	
Public Entrance & Lobby	
Visitation Areas	
Administration	
Staff Support	
Security Administration	
Booking, Transport & Release	
Health Services	
Food Service	
Laundry	
Centralized Programs	
BUILDING SUPPORT PROGRAM SPACES	
Maintenance	
Receiving and Storage	
Central Plant	

Jail CIP Updated Cost Estimate

COST ESTIMATES	
Phase I	
Special Purpose Facility	734 M
Phase II	
Rice Street Renovation	444 M
Central Plant Expansion for Rice Street Jail	45 M
Jail CIP Total Program Cost Estimate	1,223 M

- Initial estimates were developed prior to programming phase.
- Programming findings for the specialty beds is a net increase to the Special Purpose Facility of \$100M.
- Addition of Jail Support program spaces to serve County's total jail population results in
 - a net increase to the Special Purpose Facility of \$98M and
 - a net decrease to the Rice Street Renovation of \$63M.
- Total net increase to the program is \$135M from the initial Jail CIP of \$1.088B.

Jail Capital Improvement Program – Timeline

Activities (through Spring 2028)

		2026									2027												2028			
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
Special Purpose Facility	Design Procurement	█																								
	Design				█																					
	Construction Procurement		█																							
	Pre-Construction Services					█																				
	Construction																							█		

Key Dates

- Special Purpose Facility Occupancy: 2031
- Rice Street Renovation Completion: 2035



03

Financing

Financing – Jail CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Estimated Annual Debt Service for Jail Bonds	4.10	9.70	40.80	44.60	45.90	64.90	66.70	91.10	91.10	91.10

(millions of dollars)

Assumptions

- (1) Financed projects include Special Purpose Facility of \$734 Million, Rice Street Renovation of \$489 Million, Accelerated Housing of \$140 Million, Total \$1,363 Million
- (2) Initial debt issuance is for design/site only, with full construction debt service starting two years subsequent
- (3) New facilities are financed over 40 years, renovations are financed over 20 years



04

Requested Action & Next Steps

Requested Action & Next Steps

Requested Action:

- Fulton County BOC approves an Inducement Resolution in an amount not to exceed \$1.363B for the Jail Capital Improvement Program (CIP), including a Reimbursement Resolution
 - Includes parameters for maximum interest rate and annual debt service and form of underlying Intergovernmental Agreement (IGA)

Financing Next Steps:

- South Fulton Municipal Regional Jail Authority approves an Inducement Resolution to pursue conduit financing
- Finance team structures conduit bonds for Jail CIP
- Jail Authority approves full Bond Resolution & form of IGA
 - Authorizes bond validation subject to the included parameters
- Fulton County approves form of IGA

Jail CIP Next Steps:

- Continue with site planning and demolition
- Continue to assess outsourcing options and/or advertise for Accelerated Housing project team, if applicable
- Advertise for Special Purpose Facility project team (Design Professional and Construction Manager At-Risk)



Thank You!

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