



Presentation To:

# Correctional Review Committee

North Dakota Legislative Council

August 21, 2007



## EAPC

- Prime Professional
- Full-service firm
- 40 years of service
- Nearly 100 employees



### •Services Include:

Master planning, architecture, interior design, feasibility studies, mechanical engineering, electrical engineering, structural engineering, civil engineering, project estimating and scheduling, and construction management



## SMRT

- Programming and Schematic Design Consultant
- Full-service A/E firm
- Criminal Justice Design Team Specialty Experience
  - State Prisons
  - County Jails
  - Federal Prisons
  - Juvenile Detention Centers
  - Police and Fire Stations



## CRS, Inc.

- Staffing Analysis Consultant
- Staffing Analysis
- Program Development/Implementation
- Planning

### Other Services

- Design Review
- Risk and Vulnerability Assessment
- Management Studies
- Standards Development
- Research
- Writing and Publishing
- Technical Assistance
- Evaluation
- Legal Research and Publishing
- Training



# P.J. Dick



- Estimating and Cost Analysis Consultant
- Top 100 General Contractors and Construction Managers, *The Engineering News Record*.
- Managed over \$3 billion in commercial, industrial, federal, and specialty projects since 1979.
- More than 50 years experience.



# Project Team



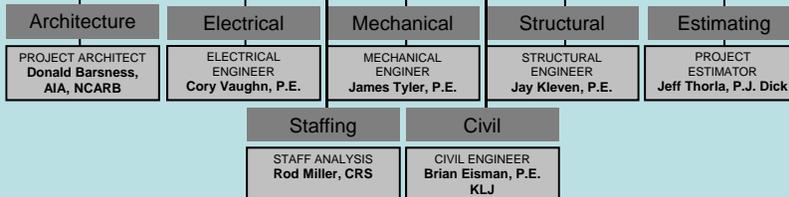
## North Dakota State Correctional Facility Review Committee



**Arthur P. Thompson,**  
AIA, NCARB  
SMRT



**Alan Dostert, AIA**  
EAPC President and CEO  
Principal for Planning & Design





## Master Planning Services



### EAPC Partial Client List:

- NDSP – East Cell House Study – 1997
- James River Correctional Center
- Lake Region Law Enforcement Center
- North Central Correctional and Rehabilitation Center
- Sheyenne Valley Correctional Facility
- Altru Health System
- Heart of America Medical Center
- LM Glasfiber
- North Dakota State University
- RiverView Health
- Shooting Star Casino
- University of North Dakota



## North Central Correctional and Rehabilitation Center

### Project:

EAPC provided programming and project cost estimates for the 129-bed regional county correctional and treatment center in Rugby, North Dakota.

Serves Pierce, Wells, McHenry, and Bottineau Counties, the U.S. Marshal's Service, the U.S. Department of Probations, the State of North Dakota, the Pierce County Sheriff's Department and the Rugby City Police Department.



Architect: ICON



# Sheyenne Valley Correctional Facility

**Project:** *(in progress)*

- A collaboration with SMRT
- A two-story detention facility. The second floor contains a mezzanine set of cells and a mechanical equipment bay.
- Houses an 80-bed capacity, minimum, medium and maximum segregation, male and female units.

**Floor Area:** 37,800 SF

**Cost Estimate:** \$7,000,000



# Burleigh County Detention Center

**Project:**

A four-story detention facility, Sheriff's office and parking structure. The fourth floor was shelled only, for future detention, with the exception of the indoor/outdoor exercise area. The project contains a 62-bed capacity, minimum, medium and maximum segregation, male/female, and detox on the two detention floors.



**Project Cost:** \$4,400,000

**Floor Area:** 47,564 SF



## James River Correctional Center, I and II

This medium-security facility project involved the complex renovation of a six-story psychiatric hospital built around 1930 and included a new perimeter, entrance facility, existing high-security building renovation and inmate employment building.



- Multiple phases
- ~ \$8,000,000 over three biennia.



## North Dakota State Penitentiary



### Project:

- Code Renovations
- Administrative Segregation Phase I (A.S.)
- Administrative Segregation Phase II (A.S.)
- Guard Tower
- Treatment Facility and ADA Renovations
- East Cell House Program/Study - 1997



## Maine Department of Corrections Planning Process



### Facilities Evaluation

- Establish core standards
- Evaluate all eight facilities regarding operations and physical plant
- Review inmate classification by location
- Staffing analysis
- Per diem cost analysis
- Establish options for consolidation
- Analyze relative capital and operating cost
- Select consolidation option for further development
- Analyze cost avoidance of continued use of older facilities



## Maine Department of Corrections Planning Process



### Phase I Implementation

- Replace Maine State Prison at Thomaston with new 916-bed facility
- Create new Women's Facility at MCC
- Provide more cost effective delivery of services

### Phase II Implementation

- Replace Downeast Facility
- Improve security and modernize Windham Correctional Facility
- Create special treatment beds and programs





## Recent Jail Planning Projects Completed by SMRT

Jail studies all evaluated similar issues including:

- Projection of bed needs and classification
- A preview of current physical plant and operations
- Analysis of current staffing and operational cost
- Programming and concept design for renovation/addition option and build new option
- Feasibility of renovation and addition to existing facilities
- Relative cost comparison of renovation and reuse vs. new construction examining Initial capital cost and 20 year operational cost

For the following facilities:

- Cumberland County - 450 beds
- Cheshire County - 270 beds
- Waldo County - 85 beds
- Lincoln County - 177 beds
- Somerset County - 220 beds
- Charlotte County - 400 beds
- St. Lawrence County - 180 beds
- Knox County - 120 beds
- York County - 220 beds
- Grafton County - 230 beds



## Donald W. Wyatt Detention Facility *Central Falls, Rhode Island*

### Project:

A 328-bed expansion which included new food service, laundry program visitation, administration and an added secure court facility.



*"Frankly, the amount of information and quality of the package that was produced, far exceeded my expectations, and is a tribute to the skills, professionalism, and dedication of you and your staff."*



Anthony Ventetuolo, Jr.,  
President, Central Falls Detention Facility Corp.



# United States Penitentiary and Federal Prison Camp

*Big Sandy – Inez, Kentucky (Jeff Skeggs)*

**Project:**

- 996-bed facility
- 677,000 s.f.
- \$146M Construction Project
- 345-Acre Mountainous Site



# Northern New Hampshire Correctional Facility

*Berlin, New Hampshire*

**Project:**

- 500-bed Medium Security Facility
- Expansion Capacity for 1000 inmates
- Design/Build Fast-Track Project
- 241,000 gross s.f.



*National Accreditation Distinction by the American Correctional Association.*



## Warren Adult Correctional Facility

*Warren, Maine*

**Project:**  
New construction increased the facility capacity from 1437 to 1846 beds system-wide.

Seven buildings  
Floor Area: 400,000 SF

Reduced operating costs saved the state **\$6.8 million** per year.



## Southern State Correctional Facility

*Springfield, Vermont*

**Project:**  
350-bed men's medium security facility

28 acre site has six buildings.

Constructed under stringent Vermont ACT environmental permitting rules.





# St. Lawrence County Jail

Canton, New York

## Project:

- 180-bed Jail
- Projected staffing equals current staffing for 85-bed facility
- Direct-Supervision
- Replaces current facility from 19<sup>th</sup> Century



## Project Scope: *Evaluation*

- Determine the degree to which the existing facilities measure up against the Department of Corrections physical plant standards;
- Determine the degree to which the existing structures promote or undermine cost-effective operations;
- Determine the degree to which the facilities comply with the Department's standards for operations, staffing, and programming;
- Determine the condition of the buildings and systems;
- Identify salient facility and operations concerns that affect cost efficiency and effectiveness;
- Identify opportunities for expansion of existing facilities or sites;
- Identify any systemic problems that may contribute to operational costs;
- Identify major repair or replacement issues that require future funding.



## Project Scope: *Facility Concepts*

- Construction of a new facility on the existing Penitentiary Site;
- Construction of a new correctional facility at a site other than the State Penitentiary site;
- Remodeling of the existing State Penitentiary facility;
- Develop a gross functional area program for the 900- to 1000-bed facility addressing the projected gross area space needs for all functional areas including;



## Team Responsibilities

Task	EAPC/ KLJ	SMRT	CRS	PJ Dick	NDDOC
Establish Core Standards and audit instrument		Lead	Assist		Assist
Assemble all previous reports, data drawings and documents	Lead				Assist
Tour and evaluate facilities	Lead E	Lead A	Assist		Assist
Evaluate cost efficiency and per diem cost of facilities			Lead		
Confirm exist'g capacities, staffing, operating costs, etc.		Lead	Assist		Assist
Establish priorities & probable cost for maint. & repair	Assist	Lead		Assist	
Prepare reports	Assist	Lead	Assist		
Prepare gross functional architectural program.		Lead	Assist		
Develop master plan	Assist	Lead			
Develop building concept plans, elevations and perspectives	Assist	Lead			
Develop systems narratives		Lead			
Cost Estimating	Assist	Assist		Lead	
Project Budget	Assist	Lead		Assist	
Staffing Plans		Assist	Lead		
Operational Cost Estimates	Assist	Assist	Lead		
Cost Benefit Analysis			Lead		
Final Reports	Assist	Lead	Assist		
Presentations	Assist	Lead	Assist		



## References

Jamestown College, (701) 252-3467 – Tom Heck

Bismarck Fire Department, (701) 250-7671 – Rod Hickcox

Sheyenne Valley Multi-County Correctional Facility, (701) 845-1700 – Harlan Opdahl

City of Fargo Planner, (701) 241-1476 – Jim Gilmour

North Dakota State Penitentiary, (701) 326-6133 – Dick Frohlich

Lake Region Law Enforcement Center, (701) 662-0701 – Dick Johnson

Maine Department of Corrections, (207) 287-4392 – Ralph Nichols

Central Falls Detention Facility Corp, (401) 826-9200 – Anthony Ventetuolo

St. Lawrence County Jail, (315) 379-2276 – Donald Brining



## EAPC Team Advantages

- **Full-Service, Multidisciplinary North Dakota Firm.**
- **Technical Expertise**
  - Experience in master planning for North Dakota Justice Department projects.
  - Nationally recognized partners—planners, architects, engineers, project estimators.
- **Solid Record of Providing Disciplined Cost Control and Schedule Management.**
- **As a prime contract EAPC remains local for presentation, closeout and follow-up.**



**Questions?**



**Thank you!**

**Alan Dostert, AIA, EAPC  
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