



EXPERIENCED

North Dakota Legislative Council Correctional Facility Review Consultant
August 21, 2007

REH|HDR

Agenda

- The REH|HDR Team History and Experience
- Organization and Roles
- State Prison Experience
- North Dakota Experience
- Programming and Design Process

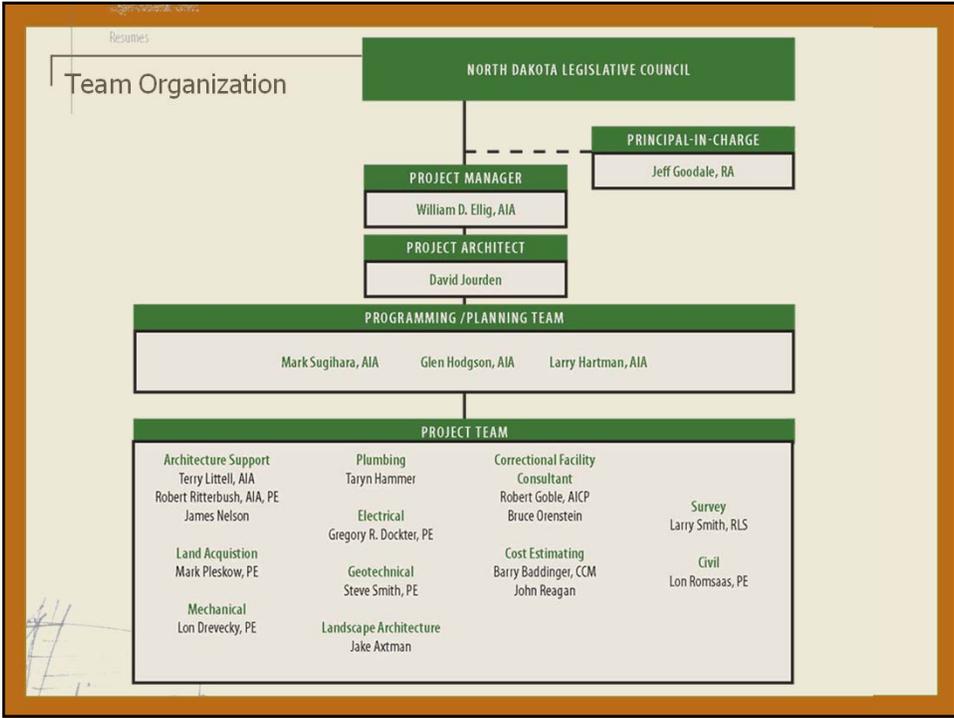


The REH | HDR Team

- **Local Team with established relationship and credibility with NDDOCR**
- **State prison system experience, especially contrasted to jail experience**
- **Process for needs assessment and facility design and analysis**

Team Roles

- **Ritterbush-Ellig-Hulsing P.C.***
Project Management
 - **HDR Architecture, Inc.***
Facility Assessment Design and Real Estate Evaluation
 - **Carter Goble Lee**
Needs Assessment, Classification and Programming
 - **Parsons Commercial Technology Group Inc**
Cost Estimating and Logistics
 - **Prairie Engineering P.C.***
MEP and Security Electronics
 - **Midwest Testing Laboratory, Inc.***
Soil
 - **Swenson, Hagen & Co.***
Civil and Site
- * North Dakota Department of Corrections and Rehabilitation Project Experience*



North Dakota State Penitentiary

- Glen Hodgson/ HDR conducted 2002 Facility Assessment
- Started in 2003 – Updated in 2006 – Discussion with Legislative in 2007
- Master Plan

Bank of North Dakota

- Programming
- Site Selection
- REH|HDR Team



REH HDR PRAIRIE ENGINEERING, P.C. Swenson Hagen

Williams County Law Enforcement Center
Williston, North Dakota



- 112 Bed Expandable
- \$183 per sq. ft.
- Sheriff, Police. 9-1-1
- Master Plan to Design

- *"We would have been nowhere without them, absolutely nowhere,.....without them we probably wouldn't even been building this yet"*

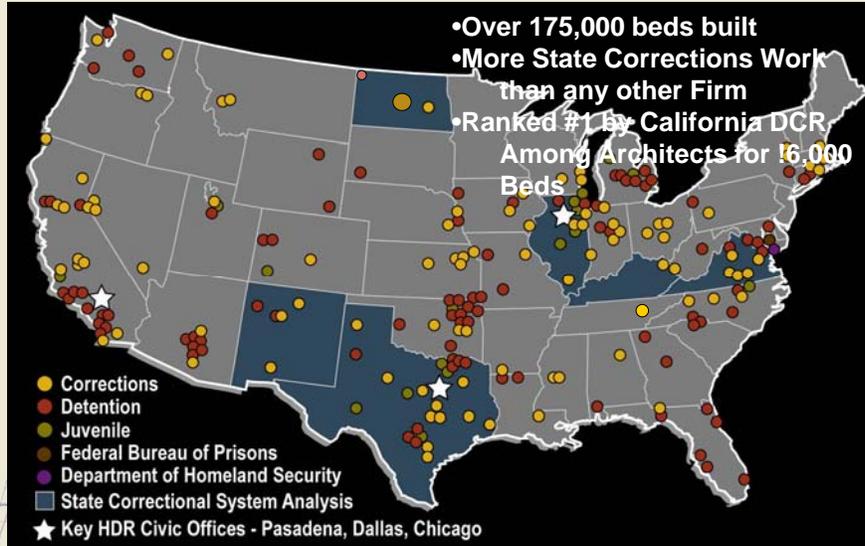
- *Dan Kalil, Williams County Board Chairman*

**REH
HDR
PARSONS**



PRAIRIE ENGINEERING, P.C.

State Prison Experience



CGL State DOC Stats

- Unparalleled Experience
 - DOC master plans for 24 states
 - DOC facility plans for 26 states
 - Corrections plans in 48 states
 - International corrections in 13 countries
- 20+ NIC studies and analyses ranging from prison retrofit to modular construction
- Developed ACA Standards
- CGL recognized for quality, client sensitive consulting
- Consulting and evaluation services are objective and based on analytical reasoning
- Local, national and international experience in promoting plans to legislative bodies

State System Experience

- **Alabama**
 - Corrections Master Plan
- **Alaska**
 - Mat-Su Prison Program
 - Prisoner Transport Study (NIC)
- **Arizona**
 - Staffing Plan
 - Classification Study
 - Prototypical Design
 - Corrections Master Plan
- **Colorado**
 - Pre-Parole Facility
 - Special Needs Facility
- **Delaware**
 - Corrections Centers Master Plan
 - Women's Correctional Institution
 - Warehousing Maintenance Evaluation
- **District of Columbia**
 - Operational Master Plan
 - Correctional Treatment Facility
- **Florida**
 - Graceville, Moore Haven, Gadsden & South Bay Facility Program Management
 - Sex Offender Treatment Facility Program
 - Medical Services Evaluation
 - Corrections Master Plan
 - Evaluation & Treatment Center
- **Hawaii**
 - Operational Development Guidelines
 - DOH-PSD Joint Facility Study
 - Corrections Master Plan Update
 - Hawaii 2,304-Bed Facility Program
 - Corrections Master Plan
 - Halawa High Security Facility
- **Idaho**
 - Corrections Master Plan
- **Iowa**
 - Offender Populations Evaluation
 - Special Needs Facility
 - State Facilities Planning

State System Experience

- **Kansas**
 - Medium Security Juvenile Facility At Larned
 - Prison System Master Plan
 - 1,400-Bed Maximum Security Prison
 - Corrections Expansion Program
 - Ellsworth Correctional Facility
 - Hutchinson Industrial Correctional Center
 - Stockton Correctional Center
 - Norton Correctional Center
- **Louisiana**
 - DOC Accommodation Consolidation Plan
- **Maryland**
 - DPSCS Detention Population Update
 - DPSCS Program Statement Update
 - DPSCS Facilities Master Plan Update
 - DPSCS Facilities Master Plan
 - Women's Facility Master Plan
 - Maryland Warehousing And Quartermaster System Plan
 - State Penitentiary/House Of Corrections
 - Jessup Institution Master Plan
- **Massachusetts**
 - Hampden Women's Facility
 - Middlesex Facility Master Plan
 - New Braintree Medium Security Facility
- **Mississippi**
 - Prisoner Transport Plan
- **Missouri**
 - Kansas City Community Release Center
 - Reception And Diagnostic Center
- **Nebraska**
 - DCS Strategic Capital Facilities Master Plan Update
 - 960-Bed Facility Program
 - Richard Young Hospital Feasibility Study
 - Corrections Strategy Plan
 - Corrections Master Plan Update
 - Program Statement For Medium Security Facilities
 - Boot Camp
 - Corrections Master Plan

State System Experience

- **Nevada**
 - Women's Facility Program
 - Facilities Plan Review
- **New Jersey**
 - Special Treatment Unit Architectural Program
- **North Carolina**
 - Private Prison Evaluation
 - Central Prison Regional Hospital Staffing
 - Close Custody Program
 - Alexander County Prison Programming
 - Private Prison Bid Evaluation
 - Butner Federal Medical Center
 - Health Care Analysis
 - NIC study
- **Oregon**
 - DOC Programming Phase II
 - Long-Range Prison Construction Plan
- **Pennsylvania**
 - Prisons Master Planning
 - DOC Facility Activation
 - Work Release Group Home
 - Alternatives Facility Assessment
- **Rhode Island**
 - Siting and Construction Options Study
 - Corrections Management Study
- **South Carolina**
 - Psychiatric Hospital Space Program
 - 808-Bed Prototype Prison Program
 - Leath (Women's) Correctional Institution
 - Prototype Programming
 - Healthcare Service Evaluation
 - Standards Implementation
 - Management Training Program Evaluation
 - Standards Revision
 - Construction Program
 - Juvenile Detention Study
 - Capital Improvements Plan

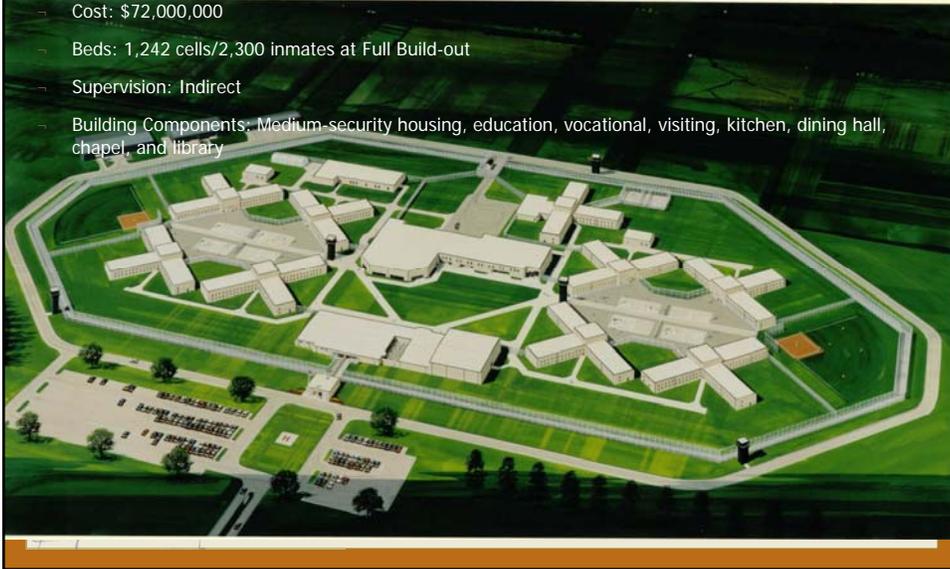
State System Experience

- **South Dakota**
 - Corrections Master Plan
 - Maximum Security Prisons Evaluation
- **Tennessee**
 - Bledsoe Prison Program Assistance
 - Prison Planning And Design Guidelines
 - Prototype Programming
 - Special Needs Facility
 - West Tennessee High Security Facility
 - Standards Evaluation
- **Utah**
 - Draper Prison Relocation Study
 - Adult and Juvenile Corrections Strategic Plan
- **Vermont**
 - Southern State Corrections Facility Program
- **Virginia**
 - Inmate Classification Study
 - Mecklenburg Prison
 - Adult Male Pre-Release
 - Medical Evaluation
 - ADA Compliance Study
- **Virginia (continued)**
 - Maximum Security Prison
 - Architectural Review for Inspectors
 - DOC Staffing Plan
- **Washington**
 - WSP BAR Complex Design Review
 - Transport System Improvement Plan
 - DOC Capacity Study
 - DOC Programming Study
 - Walla Walla Master Plan
 - Mcneil Island Special Commitment Center
 - Monroe Correctional Complex Master Plan
 - State Facilities Programming
- **Wisconsin**
 - Brewer Creek Secure Treatment Facility
 - Supermax Prisons Prototype
 - Greenbay Segregation Unit
 - Waupun Correctional Institution Program Kempster Hall Facility Program
 - Oakhill Correctional Master Plan
 - Correctional Treatment Facilities Plan
 - Drug Abuse Center Master Plan

Illinois Medium Security Facility

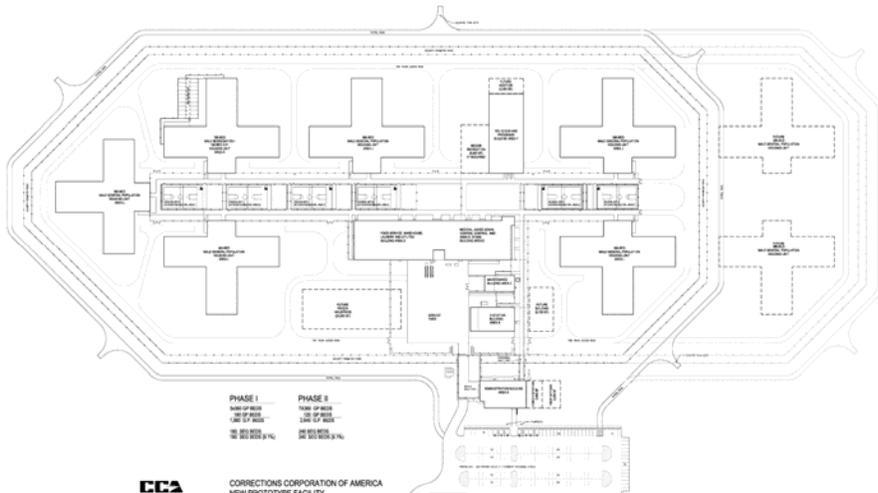
Lawrenceville, Illinois

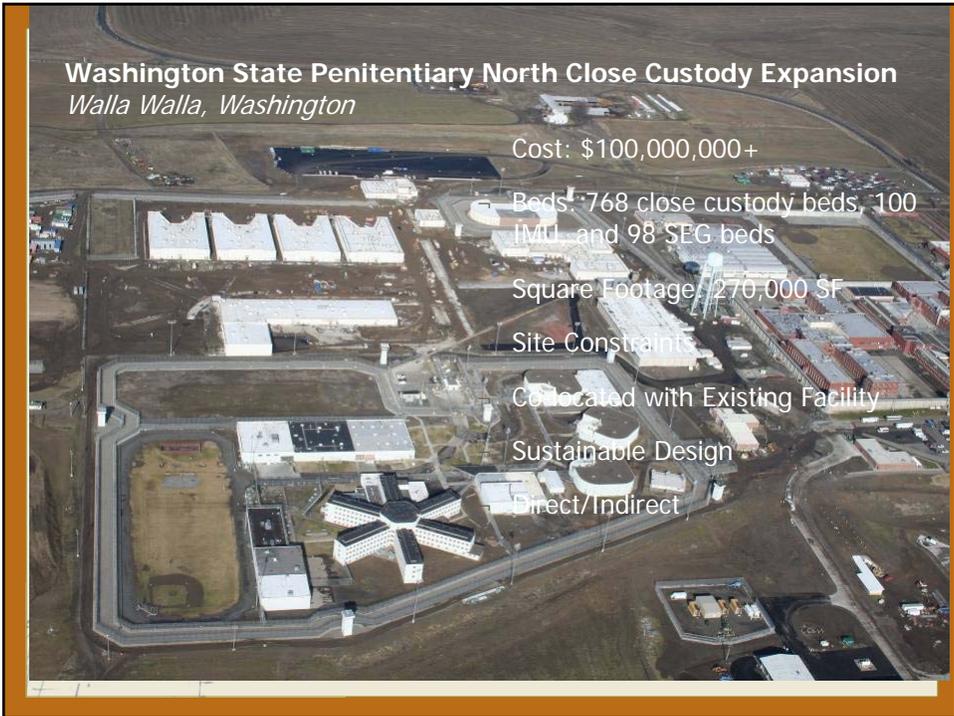
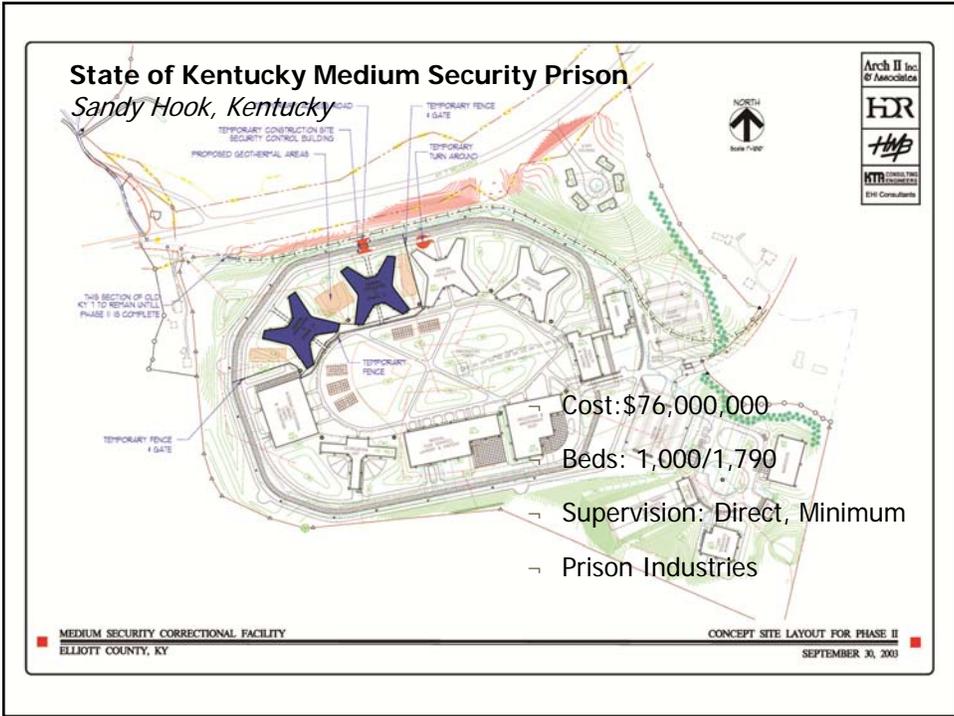
- Cost: \$72,000,000
- Beds: 1,242 cells/2,300 inmates at Full Build-out
- Supervision: Indirect
- Building Components: Medium-security housing, education, vocational, visiting, kitchen, dining hall, chapel, and library



CCA Prototype

Various Locations





Delaware Facilities Master Plan

- Replace the current Plummer House facility holding 250 inmates with a new 231,940 square foot facility containing a total of 550 beds.
- Expand the currently rated 937-bed Sussex Correctional Institution to hold 1,403 beds (466-bed / 301,905 SF expansion)



Plummer Correctional Institution



Sussex Correctional Institution

Delaware Facilities Master Plan

- Expand the Howard R. Young Correctional Institution (Medical Infirmary) by 30 beds and remodel the clinic and infirmary area.
- Expand the existing Baylor Women's Correctional Institution (planned and programmed by CGL in 1992) to accommodate an additional 200 beds and upgrade infrastructure space to accommodate the 600 female inmates.



Howard R. Young Correctional Institution



Baylor Women's Correctional Institution

Site Familiarity and Experience

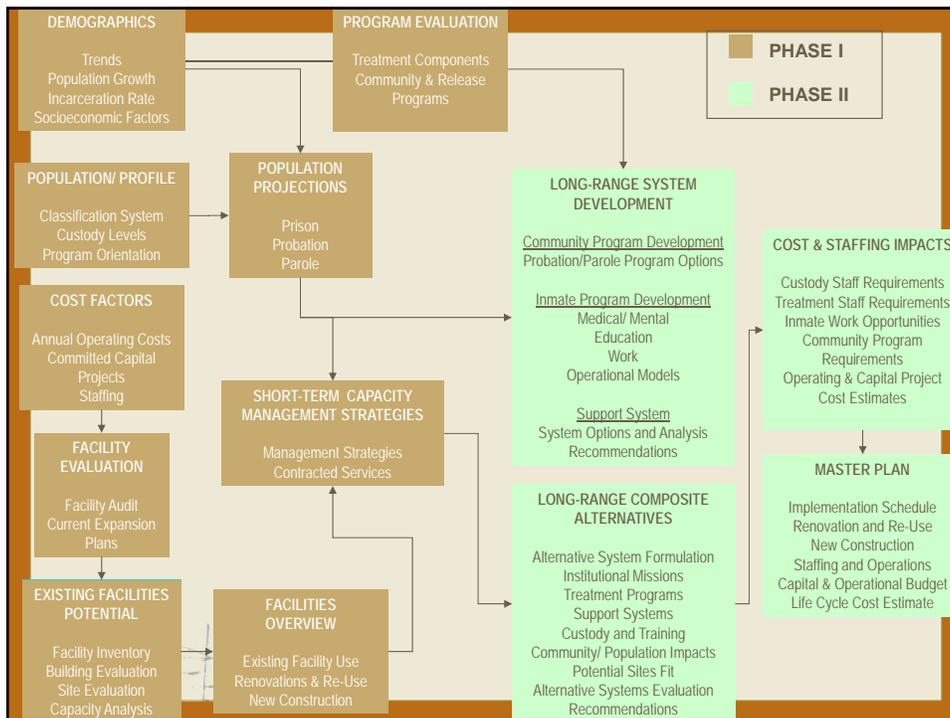
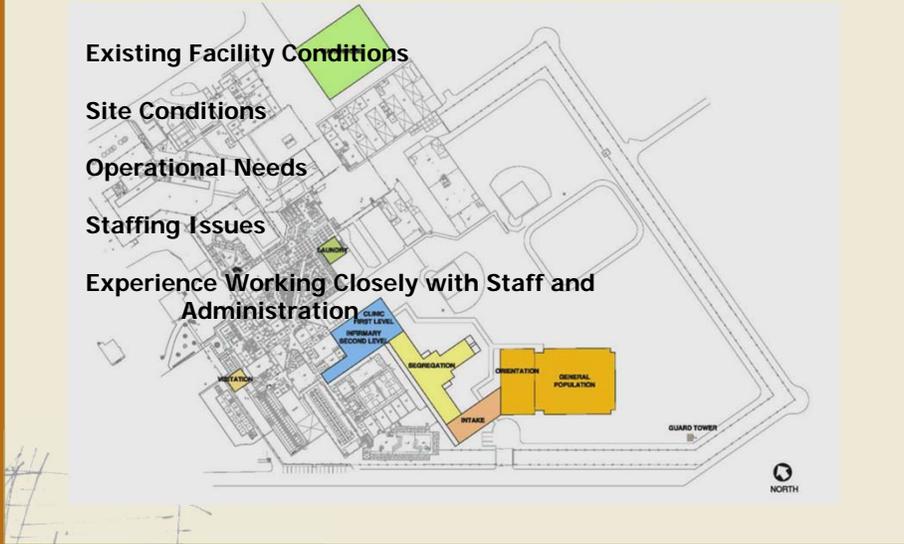
Existing Facility Conditions

Site Conditions

Operational Needs

Staffing Issues

Experience Working Closely with Staff and Administration





Site Selection Criteria

NORTH DAKOTA PENITENTIARY SITE EVALUATION CRITERIA AND RATINGS						
Site A: Site B: Site C: Site D: Site E: I & J Site						
Rating Scale <i>This numeric rating scale is to be used for each of the 26 different rating criteria</i> Excellent = 8 Acceptable = 4 Poor = 2 Unacceptable = 0						
I. Location/Access						
Criteria	Sites					Comments:
	A	B	C	D	E	
1 Highways/Roads Weight Factor TOTAL SCORE						
2 Congestion/Traffic Count Weight Factor TOTAL SCORE						
3 Fire Department Services Weight Factor TOTAL SCORE						
4 Hospital and Emergency Medical Services Weight Factor TOTAL SCORE						
5 Proximity to Judicial Facilities Weight Factor TOTAL SCORE						
6 Visitor and Public Accessibility Weight Factor TOTAL SCORE						

Site Selection Criteria

NORTH DAKOTA PENITENTIARY SITE EVALUATION CRITERIA AND RATINGS						
II. Physical Site Constraints						
Criteria	Sites					Comments:
	A	B	C	D	E	
7 Site Size Weight Factor TOTAL SCORE						
8 Configuration Weight Factor TOTAL SCORE						
9 Parking Weight Factor TOTAL SCORE						
10 Contiguity Weight Factor TOTAL SCORE						
11 Soil-Bearing Capacity Weight Factor TOTAL SCORE						
12 Slope Weight Factor TOTAL SCORE						
13 Orientation Weight Factor TOTAL SCORE						
14 Drainage Weight Factor TOTAL SCORE						

Site Selection Criteria

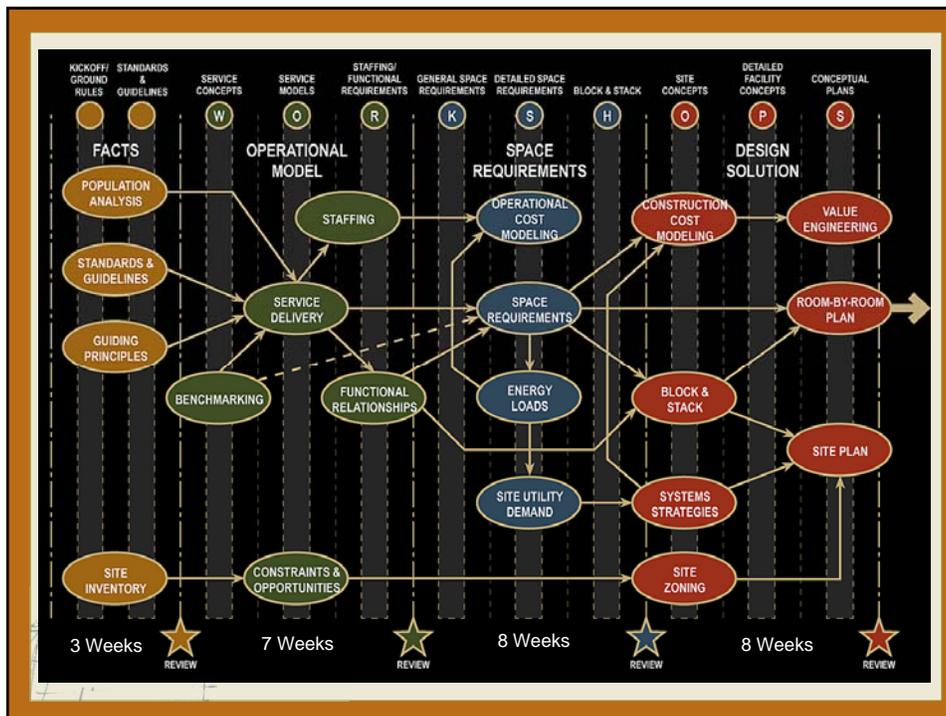
NORTH DAKOTA PENITENTIARY SITE EVALUATION CRITERIA AND RATINGS						
II. Physical Site Constraints (cont'd)						
Criteria	Sites					Comments:
	A	B	C	D	E	
15 Flood Plain Weight Factor TOTAL SCORE						
16 Wetlands Weight Factor TOTAL SCORE						
III. Utilities						
Criteria	Sites					Comments:
	A	B	C	D	E	
17 Electricity Weight Factor TOTAL SCORE						
18 Water Weight Factor TOTAL SCORE						
19 Sewer Weight Factor TOTAL SCORE						
IV. Availability and Legal Issues						
Criteria	Sites					Comments:
	A	B	C	D	E	
20 Availability Weight Factor TOTAL SCORE						
21 Tax Base Impact Weight Factor TOTAL SCORE						

Site Selection Criteria

NORTH DAKOTA PENITENTIARY SITE EVALUATION CRITERIA AND RATINGS						
Criteria	Sites					Comments:
	A	B	C	D	E	
22 Land Cost Weight Factor TOTAL SCORE						
23 Neighborhood, Land Use & Zoning Compatibility Weight Factor TOTAL SCORE						
24 Historic & Archeological Impacts Weight Factor TOTAL SCORE						
25 Easements Weight Factor TOTAL SCORE						
26 Hazardous Waste Weight Factor TOTAL SCORE						

ALTERNATE SITES EVALUATION CRITERIA TOTAL RATINGS					
Criteria	Sites				
	A	B	C	D	E
27 TOTAL SCORES					

Source: Carter Goble Lee, April 2007



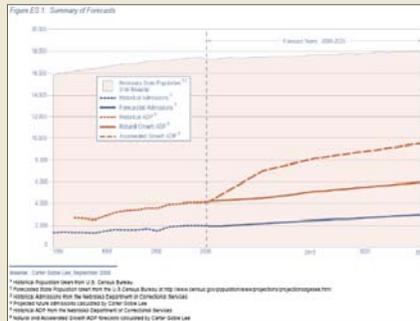
Why The REH | HDR Team?

- **Local Team with established relationship and credibility with NDDOCR**
- **State prison system experience, especially contrasted to jail experience**
- **Process for needs assessment and facility design and analysis**

Nebraska

Strategic Capital Facilities Master Plan

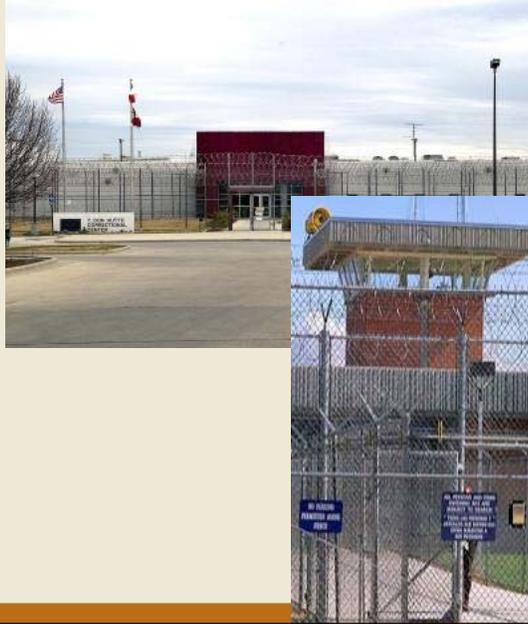
- 1993, 1997 and 2005 master plans/updates
- Each study examined the impact of alternatives on future system needs and reviewed options
- The 2005 update addressed two specific questions:
 - Is there a need for additional high security beds for violent offenders, and
 - Is there a need for additional minimum or community level beds to free up high security beds for violent offenders?



Idaho

Corrections Master Plan

- Two phase study
 - Phase I: analyze and develop strategy options for the DOC
 - Phase II: recommend a system master plan
- The study anticipates that more than 3,000 beds are necessary to meet Phase I requirements



Rated Capacities

Department of Corrections and Rehabilitation State Penitentiary - East Cell House Project Net Bed Gain / Loss			
	Present	Project Complete	Gain / (Loss)
Permanent Beds			
North Unit (Orientation)	66	-	(66)
North Unit (General)	-	67	67
East	159	-	(159)
West	60	120	60
Admin Seg	60	-	(60)
South	87	87	-
Treatment	60	60	-
Overflow	31	37	6
Segregation	-	90	90
Chronic Care	-	10	10
New Housing Unit (General Housing / Orientation)	-	300	300
Total Permanent Beds	523	771	248
Temporary Beds			
DD - Infirmiry	7	-	(7)
DD - Overflow	4	-	(4)
Detention - North Unit	4	4	-
Detention - Infirmiry	2	-	(2)
Observation	4	4	-
Seg - Medical	-	1	1
Infirmiry	5	10	5
2nd Floor PC	-	-	-
Isolation	1	4	3
Total Temporary Beds	27	23	(4)
Total NDSP Beds	550	794	244



Findings

- East cell house

- Nearly 100 years old- structural and maintenance issues
- Fails to meet current life safety standards
- Fails to meet ACA standards for space, light and programs
- Fails to meet ADA standards for accessibility



Findings

- Existing medical facilities deficiencies:
 - Lack of space, total beds available, storage
 - Lack of privacy, especially in waiting and exam areas
 - No disabled access, stretcher needs to be carried up stairs
 - No space for long-term hospice care



Findings

- Pharmacy lacks work space, security
- Dental and X-ray are poorly located for security
- Increase in older sex offenders
- Lack of facilities requires many hospital stays in Bismarck



General Findings

Existing Facility:

- Too much burden on central control and front lobby traffic
- Path to visitation is lengthy
- Laundry is poorly placed
- Medical poorly located, on upper floor
- Yard access for vehicles and south tower location need to be improved for better security



Results of Findings

- Not enough general population beds-
 - Expensive outsourcing of beds
 - Public safety issue with moving inmates
- Not enough segregation beds-
 - Difficult to manage inmates
- Not enough medical beds-
 - Expensive outsourcing of beds
 - Exposure to lawsuits



Advantages/Disadvantages of New Construction

New Construction Advantages

- Increase life cycle of entire facility will minimize Repair and Maintenance and reduce need for continued funding of rehab for existing facility
- Significant reduction in overall utility costs and reduction in water and waste water processing costs
- The ability to improve the staff to inmate ratio due to improved design of overall facility
- Current technology for the entire facility w/ the opportunity to expand with future technology improvements
- Improved visibility of inmate and staff movement with the ability to monitor and record movement
- New materials and systems will allow long term savings in maintenance and operations
- The ability to build the facility without affecting the operation of the existing facilities operation or staffing
- Shorter Construction Period as there is no need to phase construction

New Construction Disadvantages

- Added cost for the overall project.
- Requirement to find a new site that meets the needs of the Department



Advantages/Disadvantages of Reuse of Existing Facility

Advantages

- Overall short term cost is reduced
- No need to find a new site for facility

Disadvantages to Rehabilitation/Addition to Existing Facility

- Longer Construction period due to the need for phased construction
- Decreased life cycle of existing facility will increase Repair and Maintenance costs and add to need for continued funding of rehab of existing facility
- No opportunity to engage current technology for the entire facility
- Due to the need for phased construction and the need to build within the existing security perimeter there will be a marked need for additional staffing during construction process additionally, the Construction Costs will be higher
- Continued repair and maintenance of existing roofing and mechanical systems will be required over the life of the facility
- Existing non building systems such as kitchen equipment and laundry equipment will require replacement due to its age and condition

