Executive Summary

Study Objectives: The Missouri River Correctional Center (MRCC) Land Use and Planning Study is comprised of a study to develop options for the feasibility and desirability of relocating the MRCC to a site adjacent to the Youth Correctional Center (YCC) in Mandan, and a land use study to review options to develop all or a portion of the current MRCC site into a public day park. The purpose of the study is to explore the possibility of consolidating the MRCC and YCC facilities and whether consolidation would save the Department of Corrections and Rehabilitation (DOCR) operational costs. Additionally, it asks if the MRCC should be moved due to recent flooding issues, and if the site would be better suited as a public day park.

Study Conclusions: The study finds that while it may be physically feasible to relocate the MRCC to a site adjacent to the YCC and maintain adequate sight and sound separation, it is not desirable due to the significant risk associated with maintaining strict physical separation of two distinct populations located in close proximity to each other. One incident, however unlikely, between an adult offender and an at-risk youth, would prove to be too costly to the DOCR and the State of North Dakota. Further, the study finds that there are few, if any, opportunities to share services that would result in operational efficiencies or operational cost savings that might offset the risk.

The study also finds that the existing MRCC land is well suited for a public day park, and that there are opportunities for both full utilization of the site and partial utilization that would allow MRCC to occupy a portion of the site.

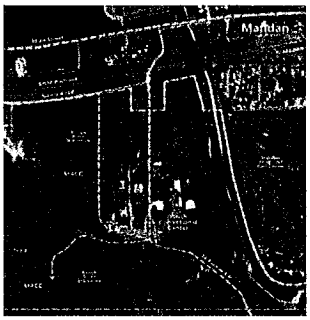
MRCC Background Information: The MRCC site consists of approximately 900 acres of land in southwest Bismarck along the Missouri River comprised of heavy wooded land, pastures, irrigated agricultural land, delineated wetlands, and a floodway. While the site compound is not technically within the flood plain, it has been prone to flooding in recent years causing damage to many of its buildings.

The Mission of the MRCC is to provide a safe and healthy environment for minimum security inmates to apply themselves to the task of rehabilitation. MRCC currently houses up to 151 inmates who have three years or less left on their sentence, have been carefully screened and classified as minimum custody, and are preparing for release. A portion of the MRCC population includes both violent offenders and sex offenders that meet the criteria for minimum custody. MRCC is the only option for transition housing for this portion of the population. While there is no fence around the property, the MRCC provides a safe and secure environment by maintaining proper custody, work, education, and treatment programs, encouraging inmates to make the needed change to be law abiding citizens and productive members of society. Rough Rider Industries (RRI) runs a welding shop, sheep pasture, and sandbagging operation at MRCC, providing jobs for inmates and revenue for the Department of Corrections and Rehabilitation (DOCR).

Due to the age of its buildings, maintenance concerns, flood damage, and recent maintenance issues, including mold, considerable upgrades are required to keep the existing MRCC operational.

YCC Background Information: The YCC sits on approximately 225 acres of land that is a portion of 1,600 acres of State owned land located west of Mandan along the Heart River. The land consists of heavy wooded land, pastures, and a sand and gravel pit.

The mission of the YCC is to provide professional, team-oriented juvenile correctional services to troubled adolescents within a safe and secure environment. It has the ability to house up to 90 juveniles, both male and female ages 12-20. Although the YCC is a correctional facility, it has a school-like feel, providing educational and treatment opportunities within multiple buildings located in a campus-like setting. In order to maintain the campus feel and rehabilitative culture of the YCC, there is no fence around the property.



MRCC Relocation Study

MRCC Relocation Study: The results of the study show that it is physically feasible to locate the MRCC to a site adjacent to the YCC and maintain a reasonable level of sight and sound separation. The YCC site offers two potential settings for the MRCC; the lower plateau site directly west of the YCC, and the upper bluff site that sits on top of the ridgeline to the southwest of the YCC. The sites offer varying degrees of physical separation and both provide opportunities to face away from the YCC to promote sight and sound separation. Yet the close proximity of both sites to YCC result in concerns about maintaining strict physical separation between the MRCC and YCC populations. Both facilities would require physical and operational changes, as well as heavy reliance on staff, to maintain this separation.

The study also found that there are very few facilities, if any, that could reasonably be shared given the distinct differences of the programs. There may be some minimal sharing of staff beyond that which already occurs, particularly in maintenance and medical staff, but sharing of facilities or educational, treatment, or security staff does not appear to be feasible. In fact, the study found that additional security measures may be required to ensure complete separation between the adults and juveniles. Vocational opportunities for both adults and juveniles would likely decrease, and transportation costs for MRCC inmates would rise due to the increase in distance and time between YCC and NDSP.

Project costs for a new MRCC facility on the YCC site are estimated to be nearly identical at $28,372,000 for the lower plateau site and $28,172,000 for the bluff site.

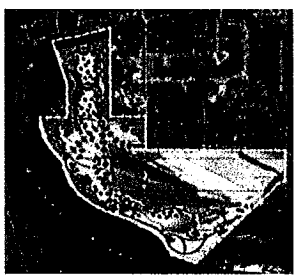
While physically feasible, the study found that it is not desirable for the State of North Dakota to relocate the MRCC to a site adjacent to the YCC when factoring in the risk associated with locating adult male inmates in close physical proximity to both male and female juvenile offenders. One incident between an adult male and an at-risk juvenile would result in intense public scrutiny of the State's decision to place two populations that absolutely must be separated immediately adjacent to each other. The State must carefully weigh the risk and liability associated with this "worst-case" scenario against the ability to maintain strict physical, sight, and sound separation, not only in the near future, but over the life of both the MRCC and the YCC.

MRCC Land Use Study: Three potential park concepts were developed to study the possibility of reallocating the MRCC site to a public day park. Each includes a primary park building for visitors, a paved road network to access the various parts of the park, a hierarchy network of trails providing visitors with options to walk, run, bike, hike and cross-country ski in the winter, a recreational waterway offering backwater conditions ideal for canoeing, kayaking and beachfront swimming, Each option also maintains nearly all the irrigated agricultural land providing continued revenue to the DOCR. Concepts A & B would require the MRCC to be relocated, while Concept C could allow the MRCC to remain in operation on the northern portion of the site and the southern portion to be used for a public day park with the leased agricultural land acting as a natural buffer between the two.

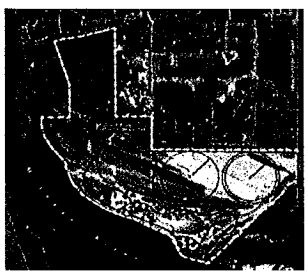
Public opinion, based on public input meetings and correspondence received from local citizens, is vastly in favor of using all or a portion of the MRCC site for a public day park.

Project costs to develop a public day park range from $7,110,000 for a 200 acre partial part to $11,897,000 for a full 600 acre park, including additional land owned by the State at the northwest corner of the site.

Park Concept A



Park Concept B



Park Concept C

B|W|B|R

1 May 2014

FINAL REPORT

Missouri River Correctional Center (MRCC) Land Use and Planning Study

Bismarck, North Dakota

North Dakota Department of Corrections and Rehabilitation (DOCR)

Missouri River Correctional Center (MRCC)
Land Use and Planning Study

It is our pleasure to serve the state of North Dakota and submit the following report to the Department of Corrections and Rehabilitation (DOCR). The possible relocation of the Missouri River Correctional Center (MRCC) and reallocation of its existing site as a public day park is an important issue and significant investment that warrants thoughtful consideration. The following report is a result of a thorough and comprehensive study analyzing and evaluating all the important issues, including opportunities for development, economic and operational impacts, and the ability of DOCR to continue its mission to enhance public safety, to reduce the risk of future criminal behavior by holding adult and juvenile offenders accountable, and to provide opportunities for change.

Prepared by BWBR

BWBR Commission No. 3.2013227.00

architect
BWBR
380 St. Peter Street,
Suite 600
St. Paul MN 55102
651-222-3701
fax: 651-222-8961

landscape architect
JLG Architects
416 East Main Avenue
Bismarck, ND 58501
701.255.1617
fax: 701.255.1637

civil engineer
SWENSON, HAGEN & COMPANY, P.C.
909 Basin Avenue
Bismarck, ND 58504
701.223.2600
fax: 701.223.2606

mechanical/electrical engineer
PRAIRIE ENGINEERING, P.C.
619 Riverwood Drive,
Suite 205
Bismarck, ND 58504
701.258.3493
fax: 701.258.6857

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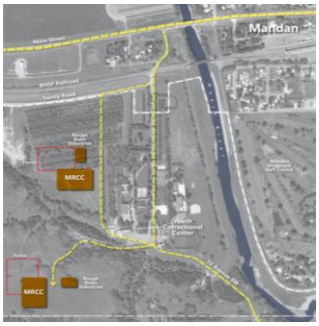

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Park Concept A

Park Concept B

Park Concept C

Study Objective

BWBR along with JLG Architects, Swenson Hagen & Company, and Prairie Engineering were commissioned by the North Dakota Department of Corrections and Rehabilitation (DOCR) through a selection process, to provide a land use and planning study for the Missouri River Correctional Center (MRCC) as part of Senate Bill 2015.

Senate Bill No. 2015 – Page 2 – Section 4 Reads:

Section 4. DEPARTMENT OF CORRECTIONS AND REHABILITATION – REPORT TO LEGISLATIVE MANAGEMENT. Section 1 of this Act includes the sum of $200,000, or so much of the sum as may be necessary, that the department of corrections and rehabilitation, in conjunction with the office of management and budget, shall use to develop options for the feasibility and desirability of relocating the Missouri River correctional center and for a land use study, for the biennium beginning July 2, 2013, and ending June 20, 2015. The department may use up to $50,000 to contract for a land use study of the Missouri River correctional center site. The study must review options to develop all or a portion of the current site into a day park and options to continue agriculture activities on the current site. The study may not include options to develop the land for residential, commercial, or industrial purposes. The department may use up to $150,000 for the development of options for relocating the Missouri River correctional center including the determination of facilities, services, and activities that may be shared by the Missouri River correctional center and the youth correctional center; to develop a plan to move the Missouri River correctional center to a site adjacent to the youth correctional center; and to provide cost estimates for construction necessary to relocate the Missouri River correctional center during the 2015-17 biennium, pending approval and funding by the sixty-fourth legislative assembly. During the 2013-14 interim, the office of management and budget shall provide a report to the budget section regarding options for the possible relocation of the Missouri River correctional center and results of the study. The department shall present its plan to move the Missouri River correctional center to a site adjacent to the youth correctional center to the legislative management by July 1, 2014.

The Senate Bill calls for two things:

1. A study to develop options for the feasibility and desirability of relocating the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC) in Mandan.
2. A land use study to review options to develop all or a portion of the current MRCC site into a public day park.

Furthermore, the purpose of the study is three-fold:

1. Is it possible to consolidate the Missouri River Correctional Center (MRCC) & Youth Correctional Center (YCC) facilities and save operational costs?
2. Should Missouri River Correctional Center (MRCC) be moved since the site has flooded twice in the last few years?
3. Would the Missouri River Correctional Center (MRCC) site be better suited as a public day park?

Background Information

North Dakota Department of Corrections and Rehabilitation (DOCR)

The Department of Corrections and Rehabilitation (DOCR) currently maintains three separate sites in the Bismarck/Mandan area:

1. North Dakota State Penitentiary (NDSP)
    - Located on the east side of Bismarck off Bismarck Expressway.
    - Houses adult male maximum security inmates inside a fenced secure perimeter.
2. Missouri River Correctional Center (MRCC)
    - Located south of Bismarck along the Missouri River.
    - Houses adult male minimum custody inmates without the use of a fenced perimeter.
3. Youth Correctional Center (YCC)
    - Located on the west side of Mandan along the Heart River.
    - Houses both male and female juvenile offenders (ages 12-20) without the use of a fenced perimeter.

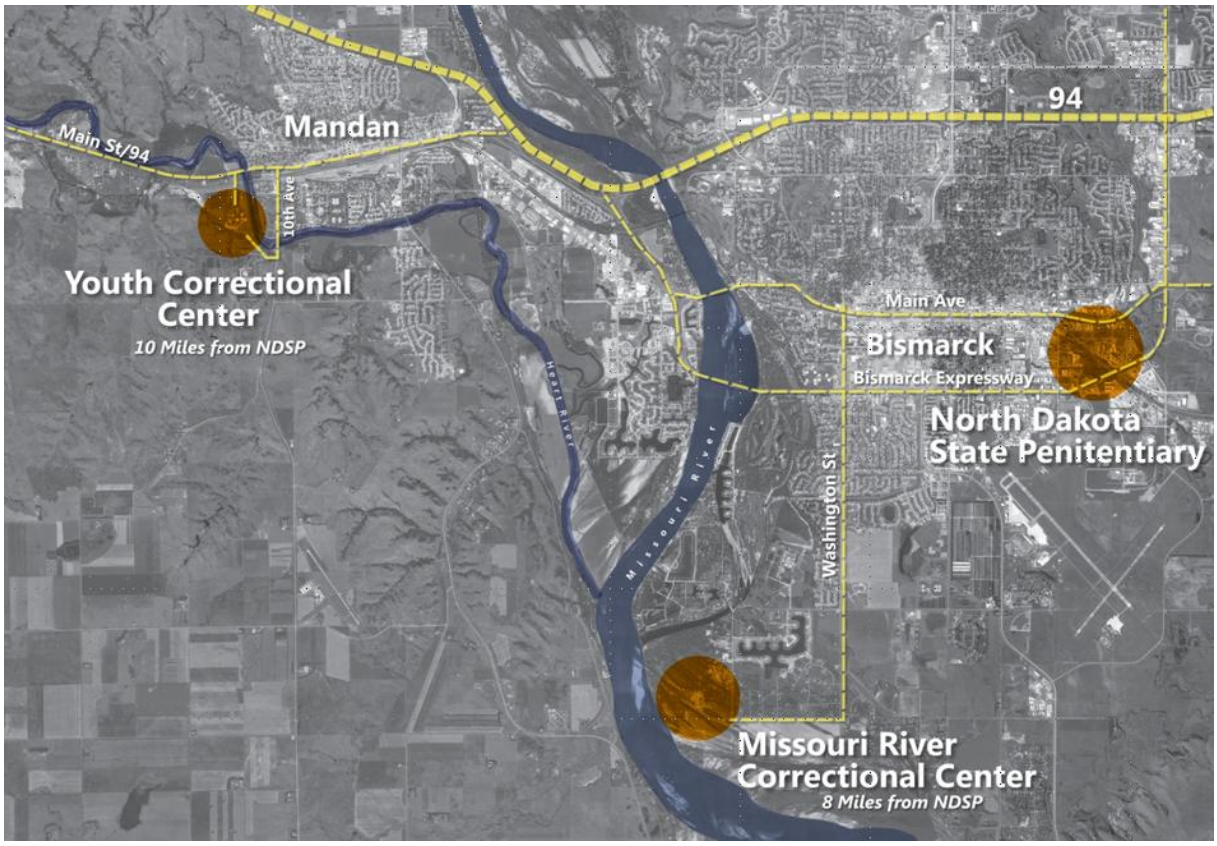


Figure 1 – DOCR Locations Map

Missouri River Correctional Center (MRCC)

The Missouri River Correctional Center is located south of Bismarck on approximately 900 acres of land along the Missouri River. The MRCC sits right in the center of the site, with access from South Washington Street off 48th Avenue Southwest.

Figure 2 - MRCC Location Map

Figure 3 - MRCC Zoning Map

Outside of the property boundary, to the north is Rural Residential, to the west is a small unutilized State owned park property, to the south is the Missouri River, and to the east is more rural residential and Sibley Park.

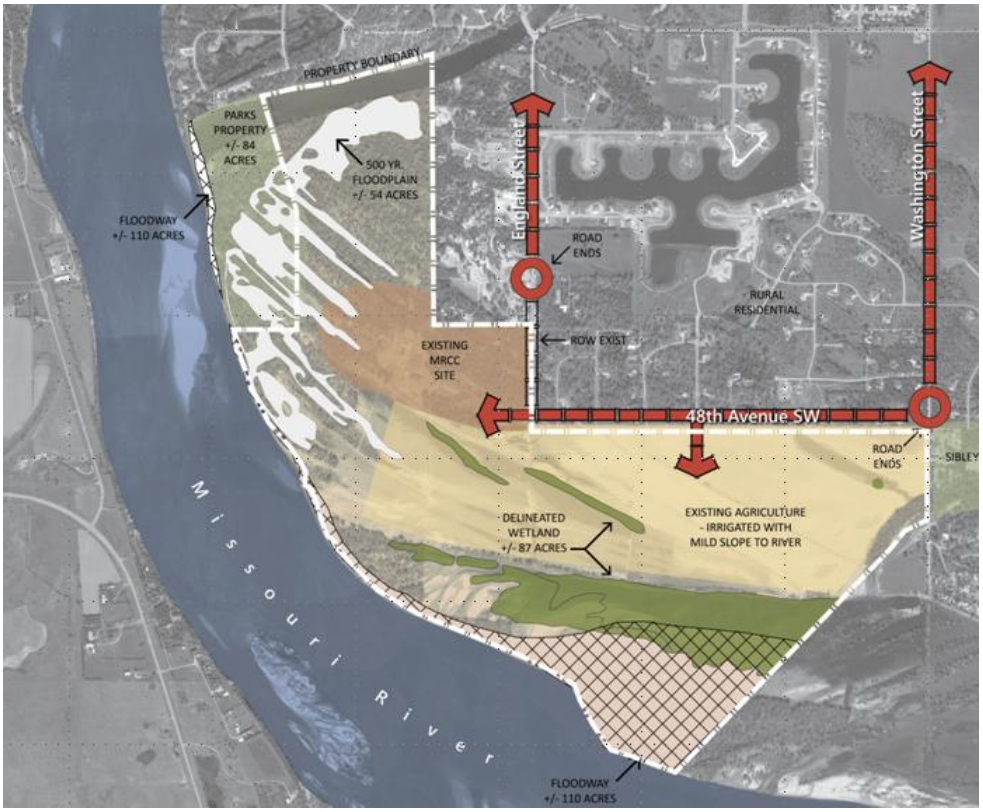


Figure 4 - MRCC Existing Conditions and Access Map

Within the site, to the north and west is 413 acres of heavy wooded land and pastures for raising sheep, a 2 acre garden to grow produce, and space to allow for sandbagging. To the south is 306 acres of agricultural land, including 3 irrigation pivots and a well that is currently leased to a local farmer.

The sheep pastures have the added benefit of helping to maintain the noxious weeds on the site, which can be very difficult to control.

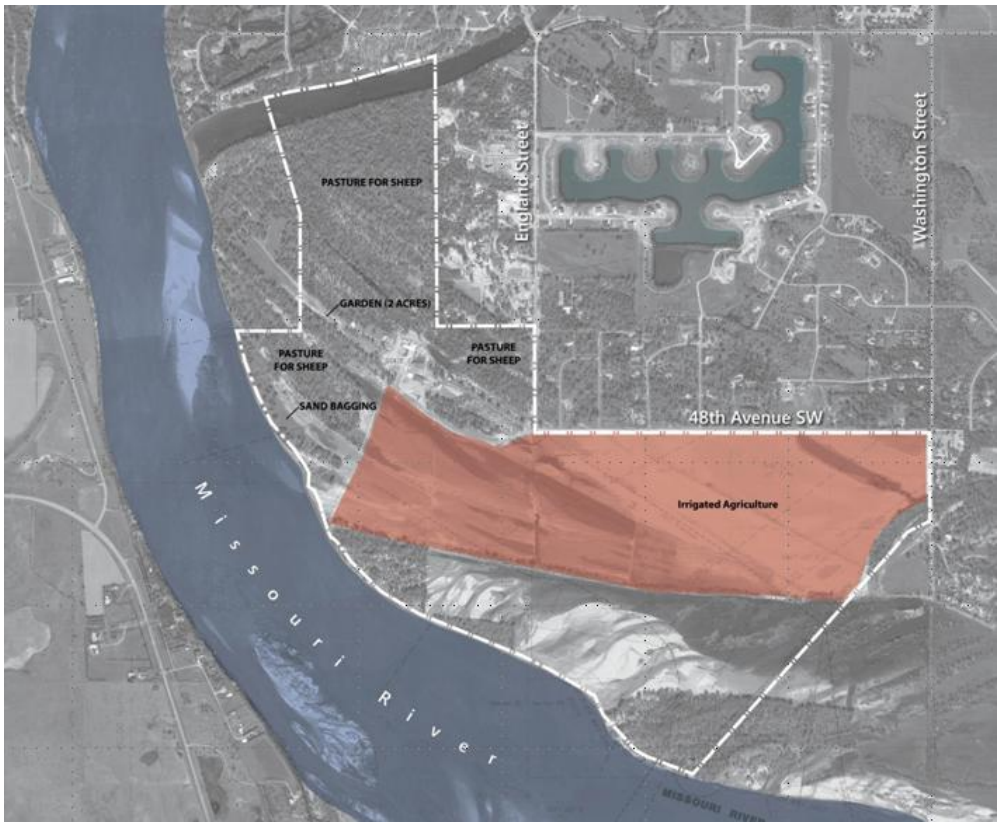


Figure 5 - MRCC Land Use Map

While the MRCC Compound Area is not technically within the flood plain, it has been prone to flooding in the recent past. Not only has this created problems on the grounds, it has also been the cause of mold within many of its buildings. In some cases, all or portions of buildings have been abandoned. In others, the infected areas have been remediated.

A levee along 48th Avenue has been proposed to alleviate flooding of the residential area to the north. The DOCR committed funds to extend the levee around the MRCC compound area to alleviate flooding of the buildings, but the levee proposed was rejected by the community in a January 2014 referendum.

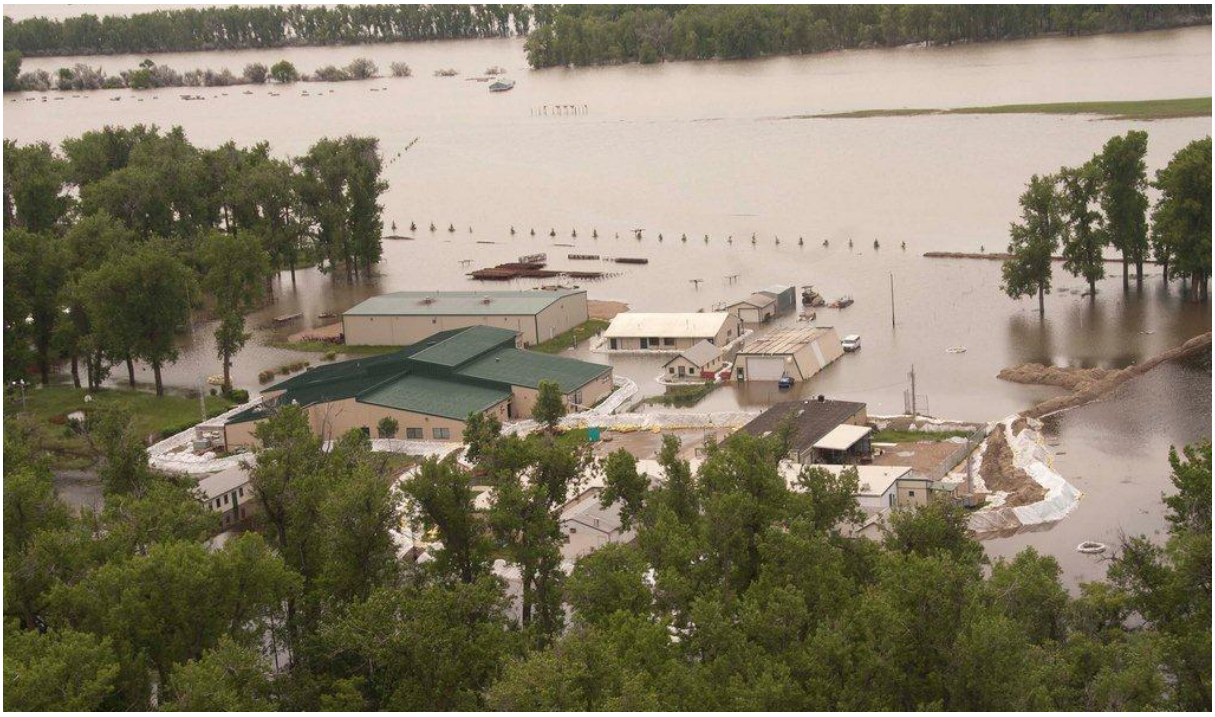


Figure 6 - MRCC Flooding

Figure 7 - MRCC Flooding

The mission of the Missouri River Correctional Center is to provide a safe and healthy environment for minimum security inmates to apply themselves to the task of rehabilitation.

The compound area consists of approximately 100 acres of land. At the heart of the compound is a 12 dorm, 151 bed correctional housing unit surrounded by a number of buildings that help support the MRCC's Mission… kitchen/dining hall, education/chapel, maintenance, library, vocation, recreation, and Rough Rider Industries.

Figure 8 - MRCC Aerial Photo

Inmates have three years or less left on their sentence, have been carefully screened and classified as minimum custody, and are preparing for release. A portion of the MRCC population includes both violent offenders and sex offenders that meet the criteria of minimum custody. MRCC is the only option for transitional housing for this portion of the population.

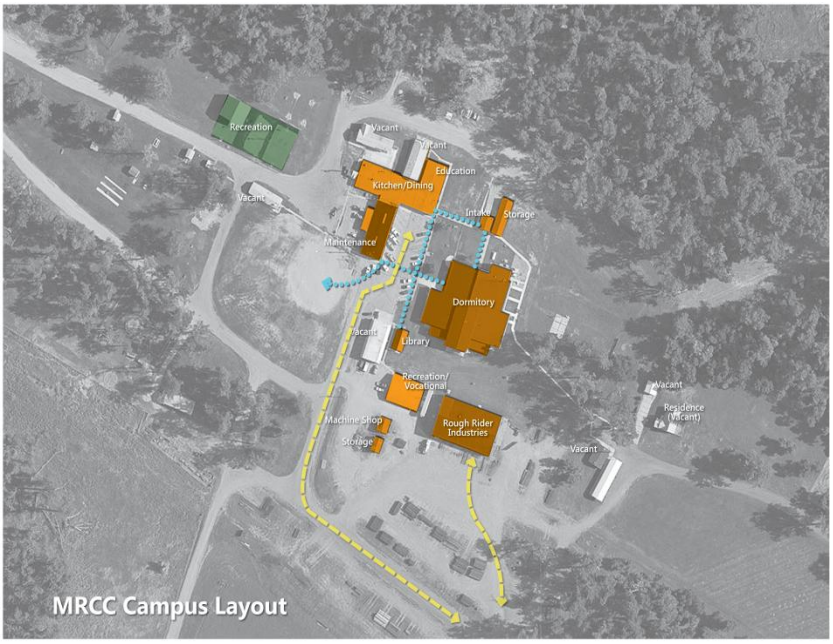


Figure 9 - MRCC Compound Area and Circulation Map

Inmates spend a majority of their time in the dormitory building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. While there is no fence around the property, the MRCC provides a safe and healthy environment by maintaining proper custody, work, education, and treatment programs, encouraging inmates to make the needed change to be law abiding citizens and productive members of society.

The existing site helps support the mission of the MRCC by allowing its inmates to use the grounds not only for recreation, but also for vocation. Rough Rider Industries employs inmates in their on-site welding shop as well as a sandbagging operation. Inmates are also able to work clearing the woods, grow produce in the garden, and tend to the sheep in the pasture land.

The following images are to help show the character of the campus.

As you enter the campus off 48th Avenue, there's both a sign and a gate advising you that you're entering a correctional facility.

Figure 10 – MRCC Entrance Signage

Figure 11 – Panorama of the Grounds

You can see there's a lot of open space and large mature trees surrounding the site.

Figure 12 – Panorama of the Main Buildings

Figure 13 - Missouri River Frontage (Southwest) - Fort Lincoln in Background

Figure 14 – Missouri River Frontage

Figure 15 – Sheep Pens

Figure 16 – Land on South Side that has not been reclaimed after flooding

Figure 17 – RRI Outdoor Staging – Lease Agricultural Land in Background

The buildings themselves are mainly metal buildings that are showing their age, with the exception of the housing unit which has an EIFS skin. Moisture problems have recently been detected in many buildings including the housing building.

Figure 18: Building Exteriors - Maintenance and Food Service

Figure 19 - Intake "Garage"

Figure 20 – Recreational Building

Figure 21 - Library

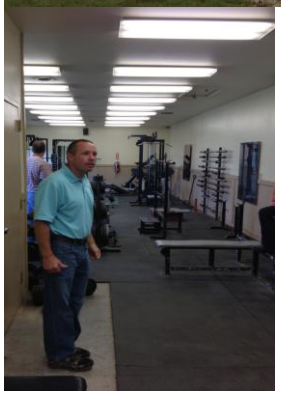


Figure 22 - Recreation Interior

Figure 23 - Library Interior

Figure 24 - Housing Control

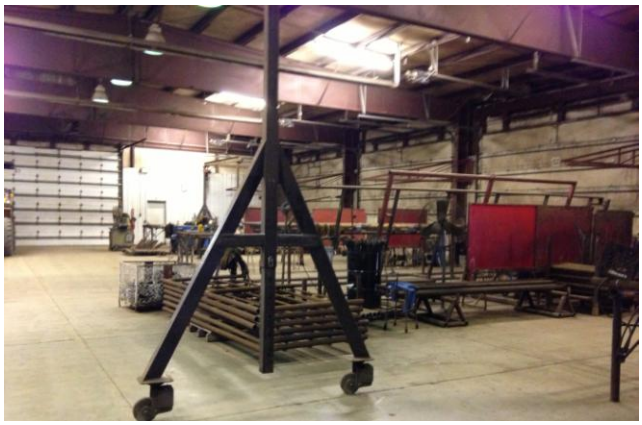


Figure 25 - RRI Welding Shop Interior

Figure 26 - Welding Education

Figure 27 – RRI Welding Shop

Figure 28 - Auto Maintenance Building - Unused

Figure 29 - Recreation Yard

Figure 30 – Main Administration / Housing Building

As you can see, many of the buildings are in need of significant upgrades simply to stay operational.

The mechanical systems in most of the buildings are in poor condition and are in need of upgrade to meet current energy codes and to reduce operational maintenance costs. The existing geothermal well field appears to be serving the existing dormitory building well. The existing mechanical systems in the other various buildings would require complete replacement if and when any changes or revisions are done to the present buildings.

The existing electrical systems in most of the building have been modified over the years to serve the MRCC operations, and are in need of upgrade. These upgrades include lighting, life safety lighting and fire alarm, security controls and camera systems, and code compliance items. The dormitory building, which is the newest building on campus, also requires electrical upgrades in the form of lighting, security electronics, and life safety lighting systems.

Existing Mechanical / Electrical Infrastructure Analysis

- Existing geothermal system could remain in use for the housing building, or a similar sized building to replace the housing building, but would not support any additional buildings.
- Numerous existing buildings are not equipped with air conditioning, exhaust or adequate ventilation. Any modernization or upgrades to the existing facilities, with the exception of the dormitory building, would require total replacement of the existing mechanical systems to provide acceptable conditions and meet minimum code standards.
- Existing electrical service would need to be expanded for any major upgrades to the site (adding AC to existing buildings, adding additional buildings, etc.). The existing dormitory building electrical service would also need to be upgraded for any expansions, such as a kitchen/dining area or gymnasium area, which were previously proposed and part of a previous overall dormitory building plan.
- Lighting upgrades will be required due to the phase out of T12 fluorescent lamps. The majority of the structures use T12 fluorescent lamps as the main lighting source in the luminaries.
- Many of the buildings have been converted from their previous uses to be used for the programs and operations now on site. This has contributed to the existing electrical systems deterioration. Fire alarm and life safety lighting systems also need to be addressed to maintain the current campus arrangement.
- The only security electronics system is in the existing dormitory. An upgraded camera system has also been added to the dormitory building, with some new cameras on site. The dormitory security electronics system is nearing the end of its useful life, and maintenance and parts procurement for the system will be very hard to find in the next few years. This system should be upgraded to not only control the dormitory building, but also to accommodate security electronics upgrades to other buildings, and to provide interface with the security camera system.

Youth Correctional Center (YCC)

The Youth Correctional Center (YCC) sits on a portion of 1,600 acres of state owned land located west of Mandan along the Heart River.

A ridge line divides the 1600 acres, with the YCC sitting on the lower plateau on the east.

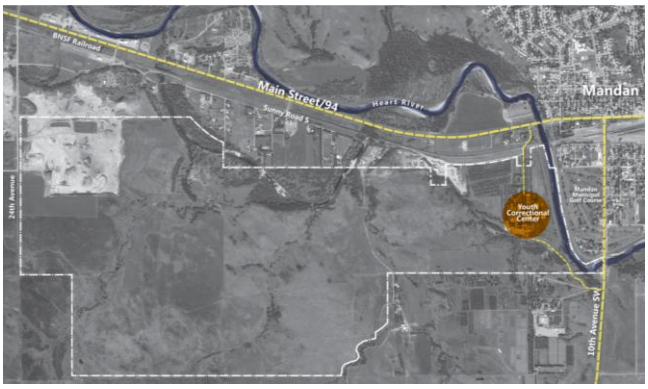


Figure 31 - YCC Location Map

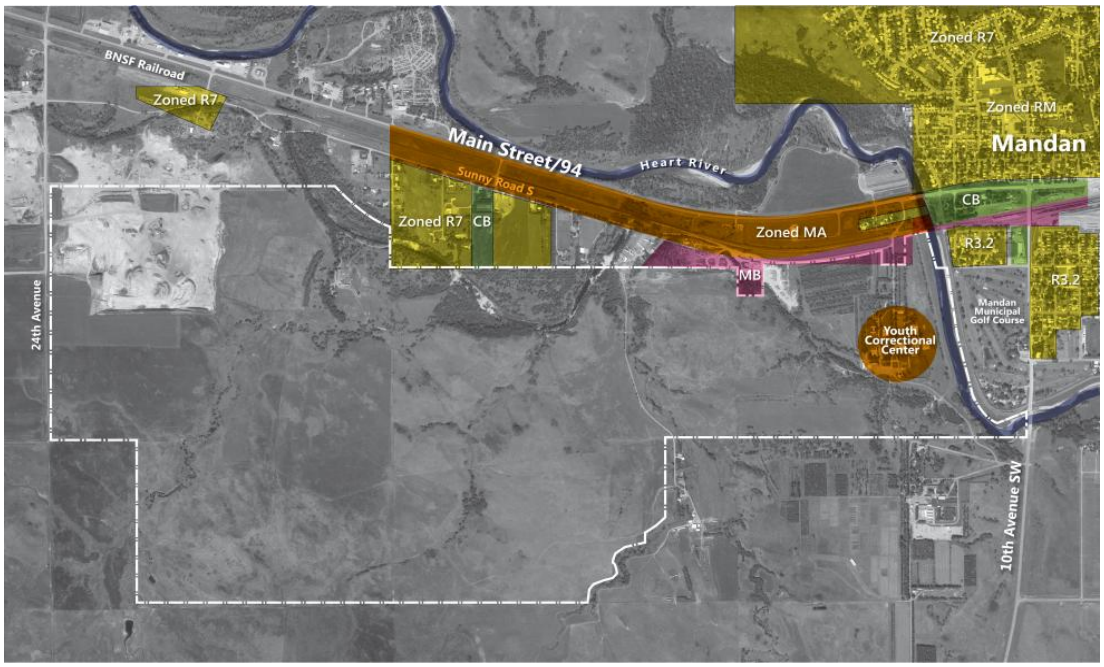


Figure 32 - YCC Zoning Map

Outside of the property boundary, to the North is some Residential, to the west is open prairie, to the south is the USDA Field Research Campus and Test Plots, and to the East is the Heart River.

Access to the YCC is from the north via Main Street and 15th Avenue Southwest, and from the south via 10th Avenue Northwest and 15th Avenue Southwest.

The site has not been known to flood, even though FEMA has yet to determine whether the YCC is in the flood plain or not.

Within the YCC portion of the site, to the north is heavy wooded land. To the west is a portion of land that's leased to Hebron Brick. To the south is the ridge line, and to the east is open space up to the dike along the Heart River. The remainder of the site consists of research land, pasture, and a sand and gravel pit.

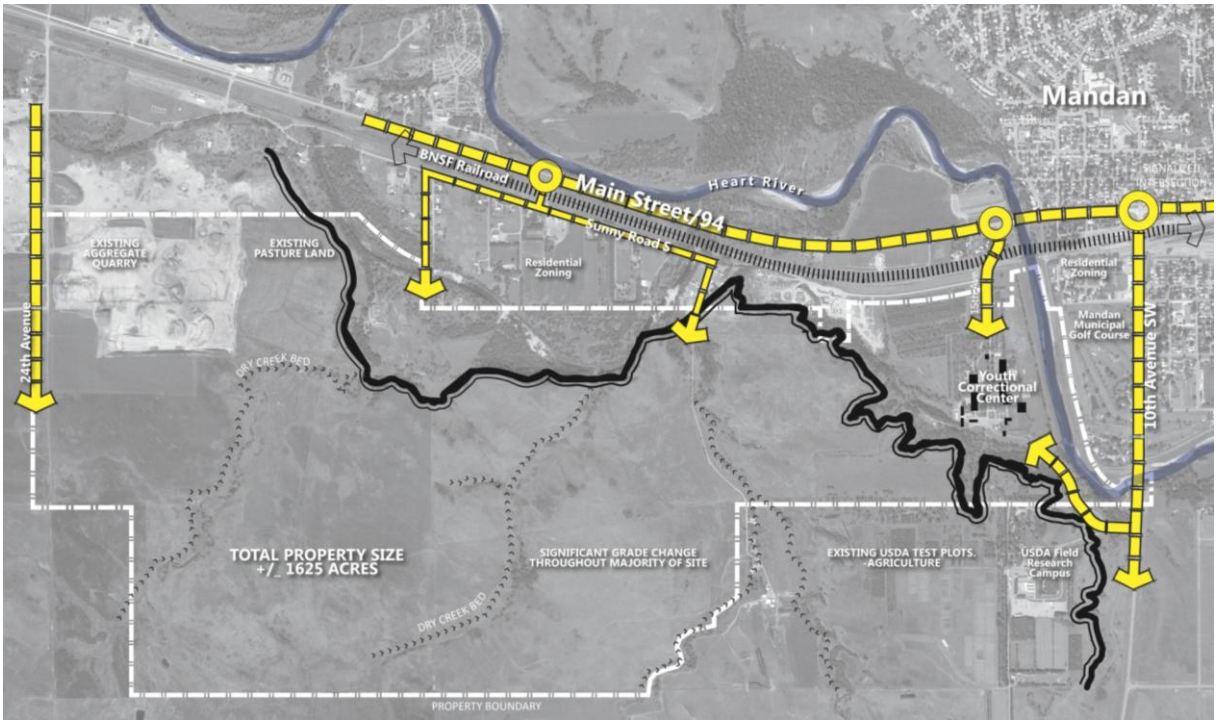


Figure 33 - YCC Existing Conditions and Access Map

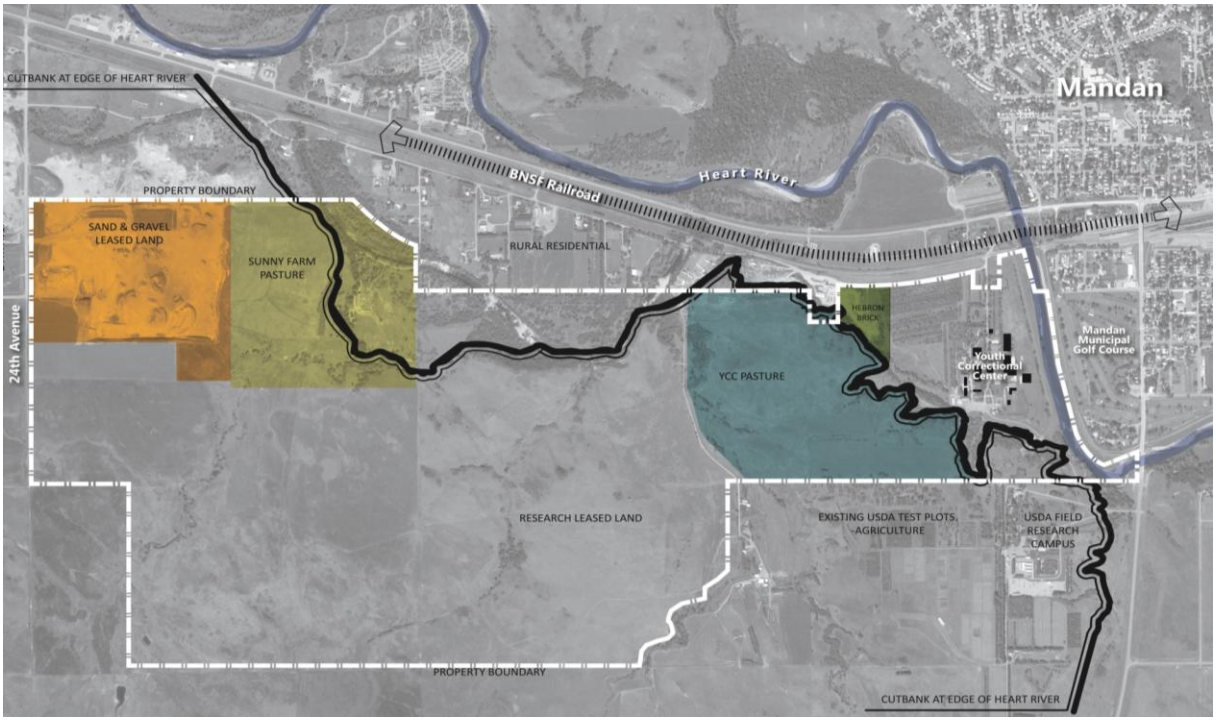


Figure 34 - YCC Land Use Map

The mission of the Youth Correctional Center is to provide professional, team-oriented juvenile correctional services to troubled adolescents within a safe and secure environment.

The campus sits on approximately 225 acres and is set up much like a college campus. The YCC has the ability to house 90 juveniles, both male and female (ages 12-20), in 4 residential cottages… Brown, Pine and Hickory Cottages are the male dormitories, and Maple Cottage is the female dormitory. The school is at the center of campus surrounded by a number of other buildings that help support the YCC's Mission…Centennial Hall (kitchen/dining), Chapel, Gymnasium, and Heating Plant/Maintenance. Students spend a majority of their time in the school building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. In order to maintain the campus feel, there is no fence around the property, reinforcing the rehabilitation mission of the facility.

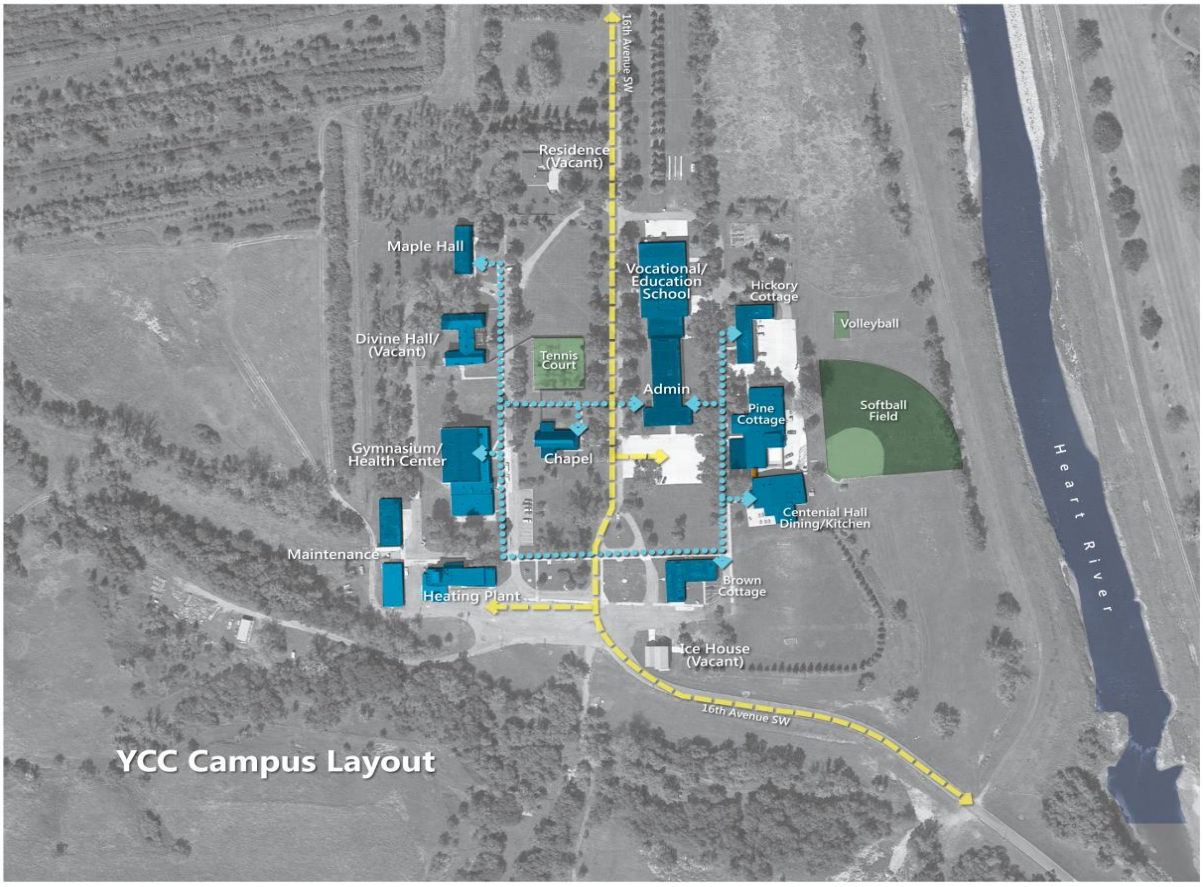


Figure 35 - YCC Campus Layout and Circulation Map

The following images are to help show the character of the campus.

As you enter the campus from either the north or the south, there's a sign advising you that you're entering a correctional facility.

Figure 36 - YCC Exterior Signage

Figure 37 - Panorama of Grounds

Figure 38 - Road through Center of Campus

The existing YCC site functions and feels like a school campus. This is a direct result of the development and establishment of the campus over the past 100 years. The sequence of entry, adjoining green spaces, mature trees, and buildings which have specific functions add to the campus feel of the site.

The existing YCC site offers the youth tenants a calming and rehabilitative setting with mature trees, open turf grass and athletic fields for physical activity. While the grounds themselves feel rehabilitative, they also offer work opportunities for the youth in form of moving lawn, clearing brush, raking leaves, and clearing snow. The changing seasons and "sense of place" are strong throughout the campus as people move through the space.

Figure 39 - Looking North from back of Maintenance

Figure 40 - Back of Gymnasium

Figure 41 - YCC Side of Foliage Barrier

Figure 42 - Foliage Barrier on East

Figure 43 - View to City

Figure 44 - Virgin Prairie

Figure 45 - Access Road

Figure 46 - View to West

Figure 47 - Campus Atmosphere Around Classroom/Administration Building

Figure 48 - Campus Atmosphere

Figure 49 - Recreation

Figure 50 - Maintenance

Figure 6 - Food Service

Figure 51 - Religious

Existing Mechanical / Electrical Infrastructure Analysis

- Physical Plant was originally built in 1912.
- Existing boilers are within 10 years of their life expectancy.
- Portions of the existing site utility steam and condensate lines serving the facility have been updated over the past 15 years and have been reported to be in fair to good condition.
- Air conditioning has been added to some of the facilities over the years when the buildings have been upgraded. Other buildings are not equipped with air conditioning or are served with simple window units.
- Fire protection systems have been added to a number of the buildings over the past 20 years.
- Overhead power lines run on site.
    - High voltage lines run East/West along with an easement.
    - Lines feeding the YCC are owned by the State and can be relocated as needed.
- Existing electrical services would need to be expanded for any major upgrades to the site (adding AC to existing buildings, adding additional buildings, etc.). The existing plant electrical service would not be capable of supporting any other buildings or structures in its current state.
- Lighting upgrades will be required due to the phase out of T12 fluorescent lamps. The majority of structures use T12 fluorescent lamps as the main lighting source in the luminaries.
- The electrical services at Maple, Hickory, and Brown Cottages are aging, and parts procurement has been an issue in the past. The existing electrical services also have code violations based on current State and National Electric Codes. These services should be addressed.
- There is currently a generator for Pine Cottage to service life safety loads, which also serves life safety loads at Hickory Cottage and Centennial Hall. There is currently a project underway to add additional generator capacity to the campus for life safety and backup heat.

Transportation between Facilities

Transportation between facilities occurs on a daily basis. Distances and approximate drive times are shown in Table 1.

- MRCC inmates are transported to NDSP 5-6 times daily to work at Rough Rider Industries (RRI) and NDSP grounds/maintenance.
- MRCC inmates are transported to NDSP weekly for Dental care.
- MRCC staff travels to NDSP weekly for supplies in the warehouse.
- MRCC inmates are transported to/from job release (mainly in Bismarck).
- Shared staff travel between all three facilities on a daily basis.

Table 1 - Travel Distance/Time

	Approximate Time between Facilities (in Minutes)			
Distance between Facilities (in Miles)		NDSP	MRCC	YCC
	NDSP		18	22
	MRCC	8		22
	YCC	10	12	

Staffing

Both MRCC and YCC currently operate at minimum staffing levels.

Table 2 - MRCC Staffing

MRCC Staffing					
Job Title	Shifts	FTE		# of Employees (including authorized and temps)	
Correctional Supervisor/Officers	5am - 1pm | 1pm - 9pm | 9pm - 5am	26		27	Supervisors and Officers Combined
Case Managers	8am - 5pm	3		3	
Food Service Director	7am - 6pm	2		2	
Deputy Warden	8am - 5pm	1		1	
Human Relations Counsler	8am - 5pm	2		2	
Treatment Director	8am - 5pm	1		1	
Correction Agent	8am - 5pm	1		1	
Registered Nurse	8am - 5pm	1		1	
Physician Assistant	4hrs x 2 days/week	0.2		0.2	Shared amoungst multiple sites
Maintenance Supervisor	8am - 5pm	1		1	
Total		**38.2**		**39.2**	

- MRCC operates with six Correctional Officers and one Correctional Supervisor during the day shifts, and only three Correctional Officers and one Correctional Supervisor during the overnight shift.
- Physician Assistant is currently shared amongst multiple sites.

Table 3 - YCC Staffing

YCC Staffing					
Job Title	Shifts	FTE		# of Employees (including authorized and temps)	
Juvenile Institutional Residents Specialist	6am - 2pm | 2pm - 10pm | 10pm - 6am	37		41	
Case Managers	8am - 5pm	8		8	
Program Directors	8am - 5pm	5		5	
Cook Supervisor/Cooks	6am - 6pm	4		4	
Teachers	8am - 5pm	19		19	
Principal	8am - 5pm	1		1	
Treatment Program Director	8am - 5pm	4		4	
Director	8am - 5pm	1		1	
Registered Nurse	8am - 5pm	1		1	
Physician Assistant	4hrs x 2 days/week	0.2		0.2	Shared amoungst multiple sites
Maintenance Supervisor	8am - 5pm	1		1	
Maintenance Staff	8am - 5pm	4		5	
Total		**85.2**		**90.2**	

- YCC is required to maintain one Juvenile Institutional Residents Specialists (JIRS) for every eight juveniles during the day, and for every 15 juveniles during the overnight shift.
- Physician Assistant is currently shared amongst multiple sites.

DOCR also employs administrative staff that office at the NDSP location but serve multiple facilities.

Inmate Vocational Opportunities

Rough Rider Industries (RRI) provides two benefits to the Department of Corrections and Rehabilitation (DOCR).

1. RRI provides jobs for inmates teaching them good work habits and skills that can be useful in the job market upon release.
2. Revenue for the DOCR to help offset the costs required to run the prison system which would otherwise be paid for by tax payer money.

Tables 2 and 3 show RRI operations for fiscal year 2013 for MRCC and YCC respectively.

Table 4 – RRI Operations at MRCC

MRCC RRI Operations (for Fiscal Year 2013)			
Operation	Duration (in Months)	# of Inmates Employed	Revenue Generated
Welding Shop	12	24	$562,600
Irrigated Farmland Rent	N/A	0	$128,235
Sheep Pasture	7	4-6	$1,800
Sandbags	8	4-16	$39,900
Total		**32-46**	**$732,535**

Table 5 - RRI Operations at YCC

YCC RRI Operation (for Fiscal Year 2013)			
Operation	Duration (in Months)	# of Inmates Employed	Revenue Generated
Sunny Farm Pasture Rent	N/A	0	$5,200
YCC Pasture Rent	N/A	0	$2,100
Hebron Brick Lease	N/A	0	$3,600
Sand & Gravel Lease *	N/A	0	$22,000
Total		**0**	**$32,900**

* Sand & Gravel lease does not include revenue paid to the DOCR.

In addition to RRI, each facility has jobs that inmates can perform.

- MRCC inmates are able to work:
  - cleaning up the woods;
  - raising produce in the garden;
  - preparing food and washing dishes in the kitchen;
  - in the maintenance shop;
  - or on grounds crew.
- YCC juvenile offenders are able to work:
  - assisting kitchen staff;
  - assisting maintenance staff;
  - or on grounds crew.

Missouri River Correctional Center (MRCC) Relocation Study

Planning Options

As a team, we looked at multiple different locations within the 1,600 acres of land around the YCC to place the MRCC…

- Lower Plateau Site - directly adjacent to the YCC.
- Upper Bluff Site - adjacent to the YCC but up on the bluff.
- Gravel Pit Site - flat spot near the gravel pit.

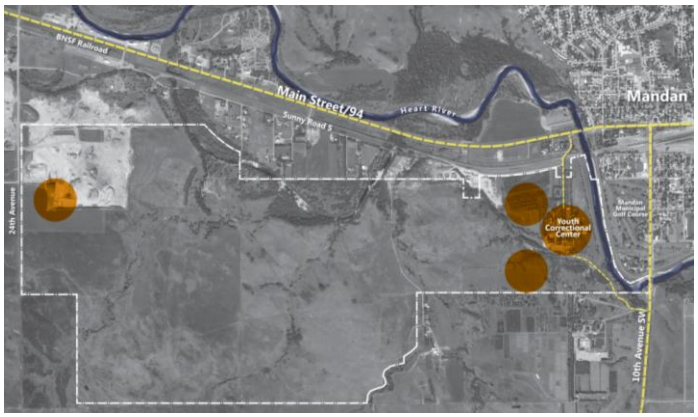


Figure 52 - MRCC Potential Locations Map

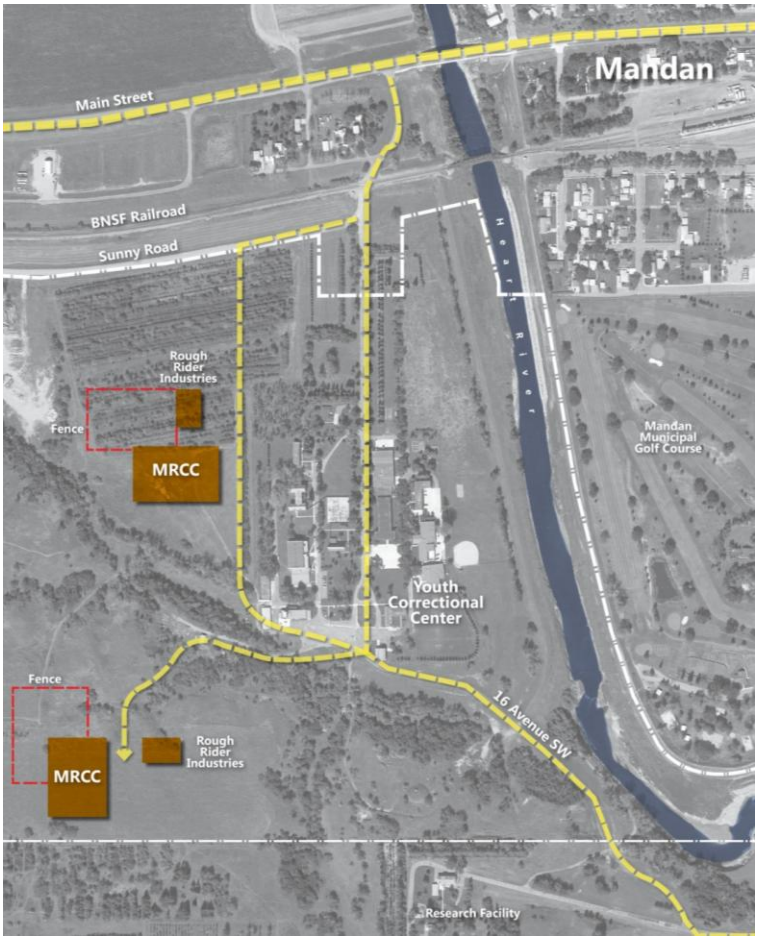


Figure 53 - Lower Plateau and Upper Bluff Location Map

We focused on the two sites adjacent to the YCC.

For the purposes of the study, we assumed a MRCC facility of approximately 75,000SF along with the Rough Rider Industries metal shop.

Lower Plateau Site

The lower plateau site is located directly west of the YCC. The existing grove of trees would remain to create a buffer between the two facilities. The main access would be a shared drive with the YCC from the south. The new road to the MRCC would run north/south along the existing tree line, further buffering the facilities. This road would connect into Sunny Road to the north, providing a secondary access point for emergencies.

The new MRCC facilities would orient toward the west/northwest, essentially turning its back on the YCC campus as another means of helping maintain sight and sound separation.

All the necessary components of the MRCC would be designed to be in one building. This allows for inmate circulation to be completely internal. The recreation yard would have a fence around it to help minimize the risk of an inmate coming into contact with a YCC juvenile.

The Rough Rider Industries building would be positioned near the new road for ease of truck access. The path between the MRCC building and the RRI building would be within the fenced perimeter, however the fence would not encompass the RRI building to allow truck traffic to enter without passing through a gate.

Pros

- New/Efficient Facility
- Expansion Capacity
- Some Shared Facilities
- MRCC Site becomes Available
- Staff Efficiency
- Site Access

Cons

- Marginal Sight/Sound Separation
- Proximity to NDSP
- Uncertainty of Flood Plain designation
- Separation from Residential

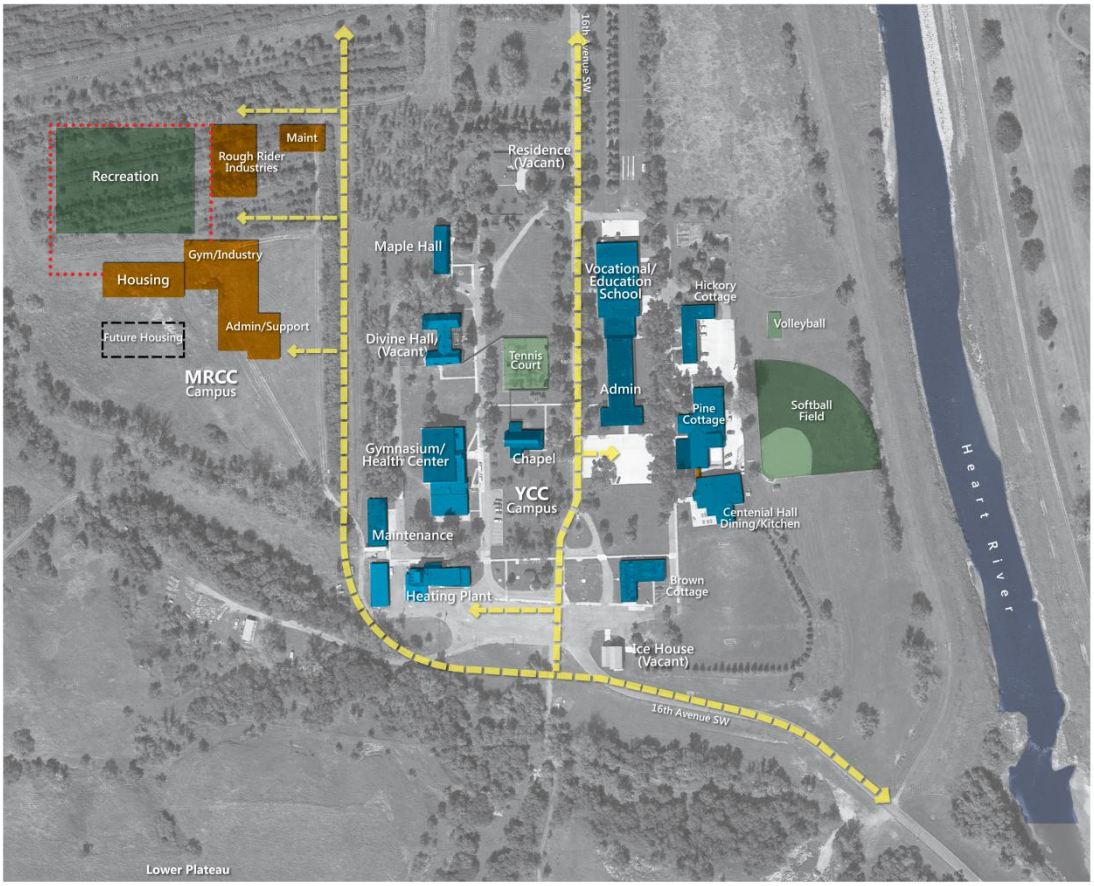


Figure 54 - Lower Plateau Site Study

Upper Bluff Site

The upper bluff site is located directly southwest of the YCC. The existing ridgeline would create a buffer between the two facilities; the main access would be a shared drive with the YCC. The new road to the MRCC would run west up the ridgeline and turn south. This road would be the only access to the new facility, which may cause some concern given the slope of the drive up the ridge.

The new MRCC facilities would orient toward the southwest, essentially turning its back on the YCC campus as another means of helping maintain sight and sound separation.

All the necessary components of the MRCC would be designed to be in one building. This allows for inmate circulation to be completely internal. The recreation yard would have a fence around it to help minimize the risk of an inmate coming into contact with a YCC juvenile.

The Rough Rider Industries building would be positioned near the new road for ease of truck access. The path between the MRCC building and the RRI building would be within the fenced perimeter, however the fence would not encompass the RRI building to allow truck traffic to enter without passing through a gate.

Pros

- New/Efficient Facility
- Expansion Capacity
- Some Shared Facilities
- MRCC Site becomes Available
- Staff Efficiency
- Located out of potential Flood Plain
- Separation from Residential

Cons

- Marginal Sight/Sound Separation
- Proximity to NDSP
- Challenging Site Access
- No Second Access Point
- Essentially still three facilities

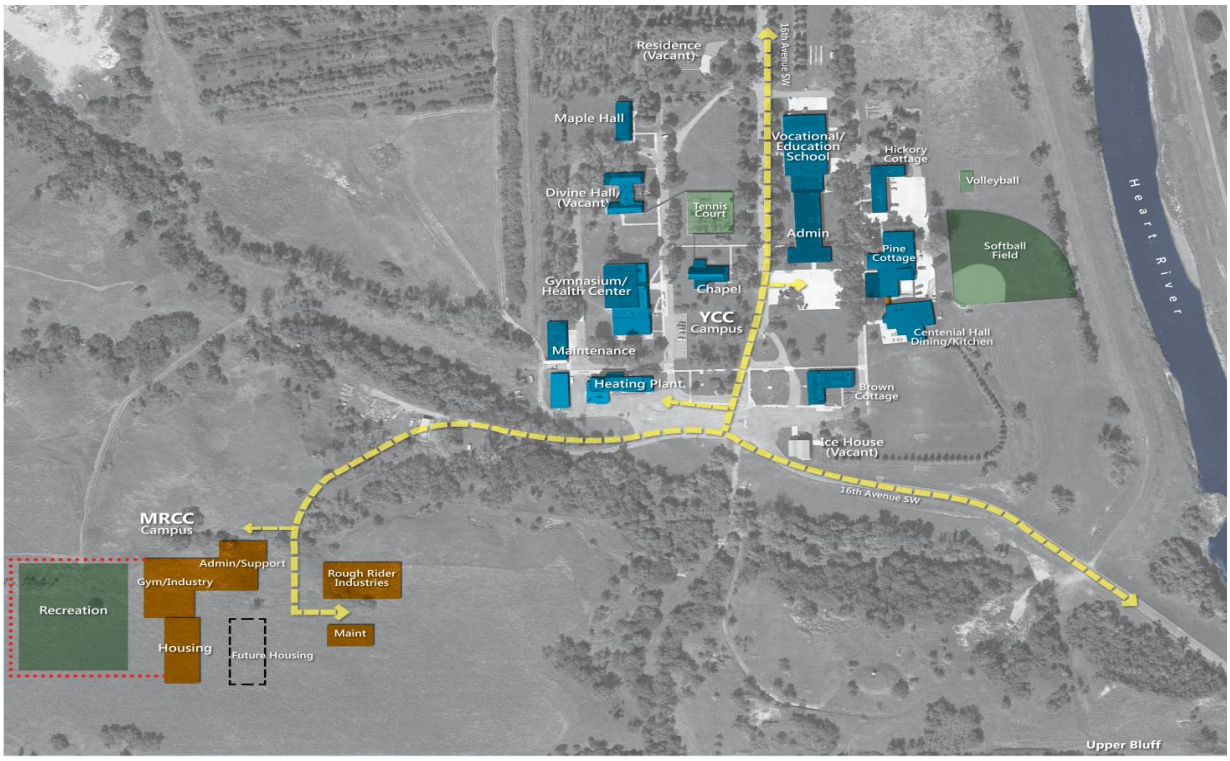


Figure 55 - Upper Bluff Site Study

Shared Services

The biggest issue we need to address is the complete sight and sound separation between adult offenders and youth offenders. When we looked at the possibility of sharing any facilities, the sight and sound separation requirement makes it very difficult. There may be some efficiencies in the sharing of staff (maintenance, medical), but not the sharing of spaces. Even the physical plant doesn't make sense to share based on the amount of SF required, and the physical distance between the two to maintain the sight and sound separation.

	NO	MAYBE	YES	NOTES
POWER PLANT	●			- Existing plant can't support adding MRCC. - Square footage & distance between facilities wouldn't justify a central plant. - Geothermal could be considered. Closed loop is preferred.
MAINTENANCE			●	- Could share both equipment and staff.
WAREHOUSE			●	- Less trucks going back and forth to DoCR.
LOADING DOCK	●			- Trucks would still stop twice.
FOOD SERVICE - KITCHEN		●		- Could use existing YCC kitchen to prepare all meals. - Could put the kitchen in the new MRCC.
FOOD SERVICE - DINING	●			- Logistics wouldn't allow this to work efficiently. - Contraband would be a major concern.
RECREATION - INDOOR	●			- YCC physical education requirements. - Logistics wouldn't allow this to work efficiently. - Contraband would be a major concern.
RECREATION - OUTDOOR	●			- Difficult to maintain sight and sound separation.
MEDICAL (SPACE)			●	- Would require a new space to be built.
MEDICAL (STAFF)			●	- Already sharing staff.
RELIGION	●			- YCC would use the chapel as it does currently. - MRCC would use its multipurpose room.
EDUCATION	●			- Logistics wouldn't allow this to work efficiently. - Contraband would be a major concern. - Difficult to maintain sight and sound separation.
EDUCATIONAL - VOCATIONAL			●	- Already sharing staff.
INDUSTRY	●			
INTAKE	●			- YCC intake process. - Logistics wouldn't allow this to work efficiently.
HOUSING	●			- Difficult to maintain sight and sound separation.
VISITING	●			
ADMINISTRATION	●			- No space available in YCC administration building. - MRCC staff needs to be on-site.
STAFF TRAINING				
STAFF SUPPORT				- Needs to be within close proximity for staff.

Figure 56 – Shared Services

Mechanical Summary

Plateau Site Mechanical Scope of Work:

If the MRCC and Roughrider facilities are located on the plateau, the opportunity to serve both the MRCC and the YCC with a center mechanical plant providing steam heat exists. Utilizing a common mechanical plant to serve both facilities would provide a single location of heating system maintenance for both the YCC and MRCC would provide a new upgraded boiler plant for YCC and would minimize the gas utility service to one location. The other option would be to serve the MRCC facility with its own heating plant and YCC would continue to be served with its present central mechanical steam plant. I have evaluated both options and have presented the expected opinions of probable cost for both scenarios in this section along with the expected square foot costs for the new MRCC facility.

Centralized Mechanical Plant: Natural gas would be routed to the new Mechanical heating plant. Existing fuel oil tank system would be relocated from the existing YCC heating plant. The centralized mechanical plant would consist of 3 high pressure steam boilers that would provide steam for both the YCC and the MRCC. Underground steam and condensate piping/conduits would transport high pressure steam and condensate between the MRCC facility and the new central mechanical plant. A second set of underground steam and condensate piping/conduits would transport low pressure steam and condensate between the central mechanical plant and the existing YCC tunnel piping. Steam to hot water heat exchanger would convert the steam to hot water at the MRCC facility. A high to low pressure steam reducing valve system would be provided at the mechanical plant to provide low pressure steam to the existing tunnel piping at the YCC.

Stand alone heating plant at the MRCC facility: Natural gas would be routed up to both the MRCC facility. The boiler plant at the MRCC facility would incorporate 4 gas fired modular hot water heating boilers to provide HVAC heating requirements for the MRCC facility.

MRCC Facility: The MRCC facility would be served with either hot water for the steam to hot water heat exchanger and the central heating plant or its own heating and cooling plant located within the MRCC facility. Hot water heat would be pumped through the modular boiler plant or the steam to hot water heat exchangers and distributed out to air handlers, variable air volume boxes, reheat coils, units heaters and radiation units where required. Cooling would be provided by an air cooled chiller system with chilled water distributed to various air handlers and variable air volume boxes would modulate to maintain space temperatures. Facility would be protected with a wet and dry (where applicable) fire protection system.

Roughrider Facility: The Roughrider building would be heated and cooled with small standalone heating and cooling equipment. Natural gas would be routed up to both the Roughrider facility. Gas fired furnaces and unit heaters would provide comfort heating and cooling at the Roughrider facilities. Small DX systems would be provided with the HVAC systems to provide cooling is the areas where cooling is desired. Facility would be protected with a wet and dry (where applicable) fire protection system.

Bluff Site Mechanical Scope of Work:

If the MRCC and Roughrider facilities are located up on the bluff, the following scope of work is anticipated.

MRCC Facility: The MRCC facility would be served with its own heating and cooling plant located within the MRCC facility. Natural gas would be routed up to both the MRCC facility. Hot water heat would be pumped through the modular boiler plant and distributed out to air handlers, variable air volume boxes, reheat coils, units heaters and radiation units where required. Cooling would be provided by an air cooled chiller system with chilled water distributed to various air handlers and variable air volume boxes would modulate to maintain space temperatures. Facility would be protected with a wet and dry (where applicable) fire protection system.

Roughrider Facility: The Roughrider building on the bluff would be heated and cooled with small standalone heating and cooling equipment. Natural gas would be routed up to both the Roughrider facility. Gas fired furnaces and unit heaters would provide comfort heating and cooling at the Roughrider facilities. Small DX systems would be provided with the HVAC systems to provide cooling is the areas where cooling is desired. Facility would be protected with a wet and dry (where applicable) fire protection system.

Electrical Summary

Both new sites are west of the existing YCC site. The plateau site immediately west of the existing YCC site would offer the ability to possibly share in some electrical services. The existing YCC plant and building electrical services do not have enough capacity to serve the entire new MRCC facility. However, if a new emergency generator was installed at either YCC or the new plateau MRCC site, then that generator can potentially serve both facilities.

There is only one other shared service that could be extended electrically, and that would be communications. At either site, communications would need to be extended from the existing YCC campus to provide the State network to the new MRCC site(s). These are the only shared electrical services that would be feasible.

At either site, the following electrical systems would be used:

1. Lighting: Site lighting would consist of LED lighting on the fence and buildings for immediate area lighting. If complete yard lighting is required, pole lighting or one high mast light could be considered to light the area. LED street lighting would be included to illuminate the entrance road areas to the new MRCC site. Site lighting would be controlled with photocells and time clocks. Interior lighting would consist of mostly fluorescent lighting, with LED lighting used where economically feasible. Lighting would be medium security type in most applications to prevent vandalism and hiding of contraband. Lighting would be controlled either locally through local switches and motion sensors. Some areas would be controlled through a security electronics system for guard safety and security.
2. Power: The existing high-voltage system that serves YCC is not large enough to handle the new MRCC locations. A new high voltage line would need to be run through YCC, and then up to either MRCC potential site. The new MRCC and Roughrider buildings would then be served by this line, and each building would have a separate transformer. 480-Volt power distribution would be put into each building for lighting and equipment, and step-down transformers would be used to provide the 120/208-Volt power requirements. An emergency generator would be provided for emergency lighting and security electronics requirements. If the plateau site was selected, then a common generator with YCC could be used to provide needed back-up and emergency power to YCC. However, if the bluffs site is selected, a stand-alone generator at MRCC would need to be used because the lengths and sizes of conductors that would be needed would not be economically feasible.
3. Voice/Data: The existing State network would be extended from YCC up to either MRCC sites. This would be accomplished with a fiber link between the campuses, and then copper cable distribution would be extended throughout the building. State ITD has an installation contract for providing these types of services, so it would need to be determined who would be providing the voice/data cable distribution within the buildings, and who would be providing the fiber link between the campuses.
4. Fire Alarm Systems: New addressable fire alarm systems would be required for each new MRCC or Roughrider building, regardless of the campus location. This would be monitored locally by the main control room.
5. Security Electronics Systems: It is anticipated that either new site would have a completely integrated security electronics system that would control both the MRCC and Roughrider buildings. These systems would be the same regardless of the site selected. The system would be programmable logic controller (PLC) based, and would utilize touch screens for control. All door control, intercom traffic, security camera functions, and site access control would be routed through this system. Security cameras would be provided throughout MRCC and Roughrider buildings, as well as the site perimeter. If a fence is installed around the facility, a fence protection system would be installed to alert staff to potential escapes via fence climbing. This system would also be integrated into the security electronics system.

Transportation between Facilities

Relocating the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC) would have the following affects on transportation:

- Increased Transportation Costs by 25%
- Increased Transportation Times by 22%
    - This would not justify an increase in staff, but it would increase the burden on existing staff.

Staffing

Given the facts that both facilities currently operate at minimum levels of staffing, and that few facilities can be shared between the two, relocating the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC) would have minimal affects on staffing:

- Maintenance staff could be shared.
- If a fence between the facilities wasn't installed, additional security staff would be required.

Inmate Vocational Opportunities

Relocating the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC) would have the following affects on RRI Operations:

- RRI Operations at MRCC:
    - Welding Shop – No Impact (Welding shop would relocate along with the MRCC).
    - Irrigated Farmland – No Impact (Farmland would remain operational).
    - Sheep Pasture – Loss of 4-6 Inmate Jobs and $1,800 in annual revenue.
    - Sandbags – Loss of 4-16 Inmates Jobs and $39,900 in annual revenue.
        - There is potential to haul sand to the new location. This would allow the operation to continue to employ 4-16 inmates, but would decrease its annual revenue substantially due to transportation costs.
- RRI Operations at YCC:
    - Sunny Farm Pasture – No Impact.
    - YCC Pasture – No Impact.
    - Hebron Brick Lease – No Impact.
    - Sand & Gravel Lease – No Impact.

Relocating the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC) would have the following affects on each facilities potential to provide jobs that inmates can perform:

- MRCC inmates would be able to work:
    - cleaning up the woods.
    - raising produce in the garden.
    - preparing food and washing dishes in the kitchen.
    - in the maintenance shop.
    - on grounds crew.
- YCC inmates would able to work:
    - assisting kitchen staff.
    - assisting maintenance staff.
    - on grounds crew.

Feasibility

Is it feasible to relocate the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC)?

- There is enough land to physically fit the MRCC facilities adjacent to the YCC as shown in the planning options previously.
- However, additional measures would need to be taken in order to ensure sight and sound separation between the adults and juveniles.
    - A fence would need to be provided around the MRCC outdoor recreation area, which may have a negative effect on the rehabilitation of its inmates.
    - Staff would need to coordinate vocational activities to allow inmates to continue working on the grounds.

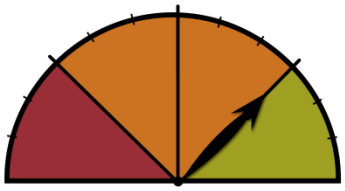


Figure 57 - Feasibility Chart

Desirability

Is it desirable to relocate the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correctional Center (YCC)?

- As you can see by the public opinion comments, what's desirable for one may not be desirable for another.
- The question then becomes, it is desirable for the State of North Dakota to relocate the MRCC to a site adjacent to the YCC?
- There is risk involved in locating a minimum security, adult male correctional center near a youth correctional center that houses both male and female adolescents.
    - The higher the risk, the less desirable it is to collocate these facilities.
    - One incident between an adult male and a juvenile and the public will demand a change.
        - YCC assumes legal guardianship of juveniles in their care.
        - While all MRCC inmates are carefully screened before they are classified as minimum custody, a portion of them are still violent offenders of which MRCC is the only option for transitional housing.
        - Collocating these two facilities creates the potential for an opportunity that the state does not want to assume responsibility.

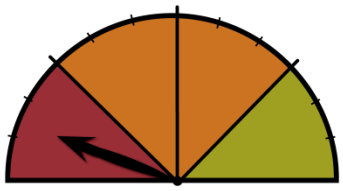


Figure 58 - Desirability Chart

Lower Plateau Site with Upgrades to YCC

Upgrades to the YCC site would make relocating the MRCC more appealing. By locating all the necessary facilities near each other (and possibly connecting them), we create a safe and more efficient circulation path between buildings and mitigate the potential risk of a juvenile wandering over to the MRCC.

- New power plant would replace the existing plant which is nearing the end of its life expectancy.
- New housing facilities would be located closer to education and dining facilities.
- New gymnasium would be connected to the education building eliminating the need for juveniles to walk outside to/from gym class
- YCC campus would essentially turn its back on the MRCC campus as another means of helping maintain sight and sound separation.

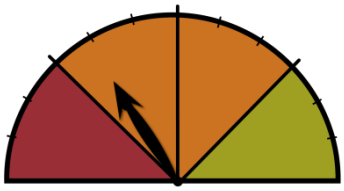


Figure 59 – Desirability Chart (with YCC Upgrades)

Additional Pros

- Increased Sight and Sound Separation
- May eliminate the need to add staff due to the Prison Rape Elimination Act (PREA) regulations in the future.

Additional Cons

- Added Cost

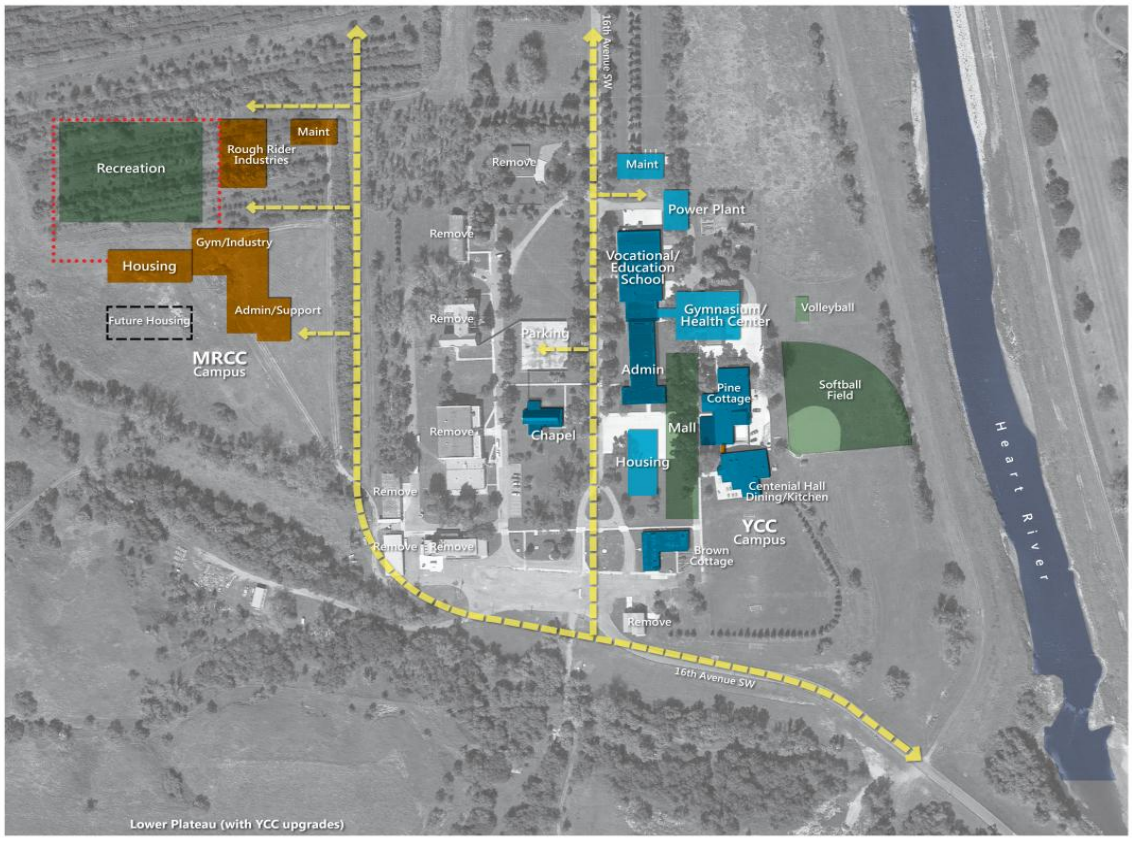


Figure 60 – Lower Plateau Site Study (with YCC Upgrades)

Missouri River Correctional Center (MRCC) Land Use Study

Planning Options

The team looked at three options to develop all or a portion of the current MRCC site into a public day park.

Concept "A"

Concept A assumes the MRCC is being relocated. This concept utilizes the maximum amount of site acreage, including +/- 80 acres in the northwest corner owned by North Dakota State Parks, while maintaining the 300 leased acres of agricultural land. The remaining public land (+/- 600 acres) would be converted to a large, regional day use park. The primary park building would be placed where the existing MRCC campus is located. The existing road network to the MRCC would be used as the entry into the park. Further studies would need to take place to see if the existing MRCC buildings could offer adaptive reuse opportunities for the park.

The primary park building could contain a small parking lot which would allow visitors to understand the nature and extents of the day use park. This park building could also include an office, a meeting room, restroom facilities with showers, and a warming house.

Figure 61 - Full Park Study (including additional state owned land)

From the primary park building a simple, paved road network would take visitors out to the park shelters and fishing piers on the south west and south portion of the park. From the paved roadways a hierarchy network of trails would lead visitors out into the park. The trails system would be both paved and compacted aggregate and would accommodate a variety of uses. The paved trails would be approximately 10' wide and would allow a variety of activities such as walking, running, biking, rollerblading, and possibly cross country skiing in the winter seasons. The single-track trails, which would only be 12-24" wide could offer visitors a more intimate trail experience while minimizing the impact to the existing vegetation and landscape. The single-track trails could be used for hiking, Mt. biking, horseback riding and would be arranged in a "stacked loop" system. The stacked loop would allow a physical progression to the trail network, thereby adding mileage and challenging physical endurance with each loop.

To capitalize on the natural floodway on the south portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity. Elevated boardwalks with protective guardrails would allow visitors close access to these unity wetlands.

The cropland would remain in production and provide revenue back to the State of North Dakota. The (3) existing center pivot irrigation systems would remain intact. This agricultural land would also serve as a buffer yard to the rural residential to the north. The agricultural land should continue to be maintained in an environmentally responsible manner that minimizes tillage and the use of chemicals, due to adjacency to the public park.

Concept "B"

The second park concept would also assume the MRCC is to be relocated. Park concept "B" shares many of the similar park layout ideas as Park Concept "A", while again maintaining the 300 leased acres of agricultural land, except this concept does not utilize the existing (+/- 80 acres) land which the state park currently owns located directly adjacent to the existing MRCC site.

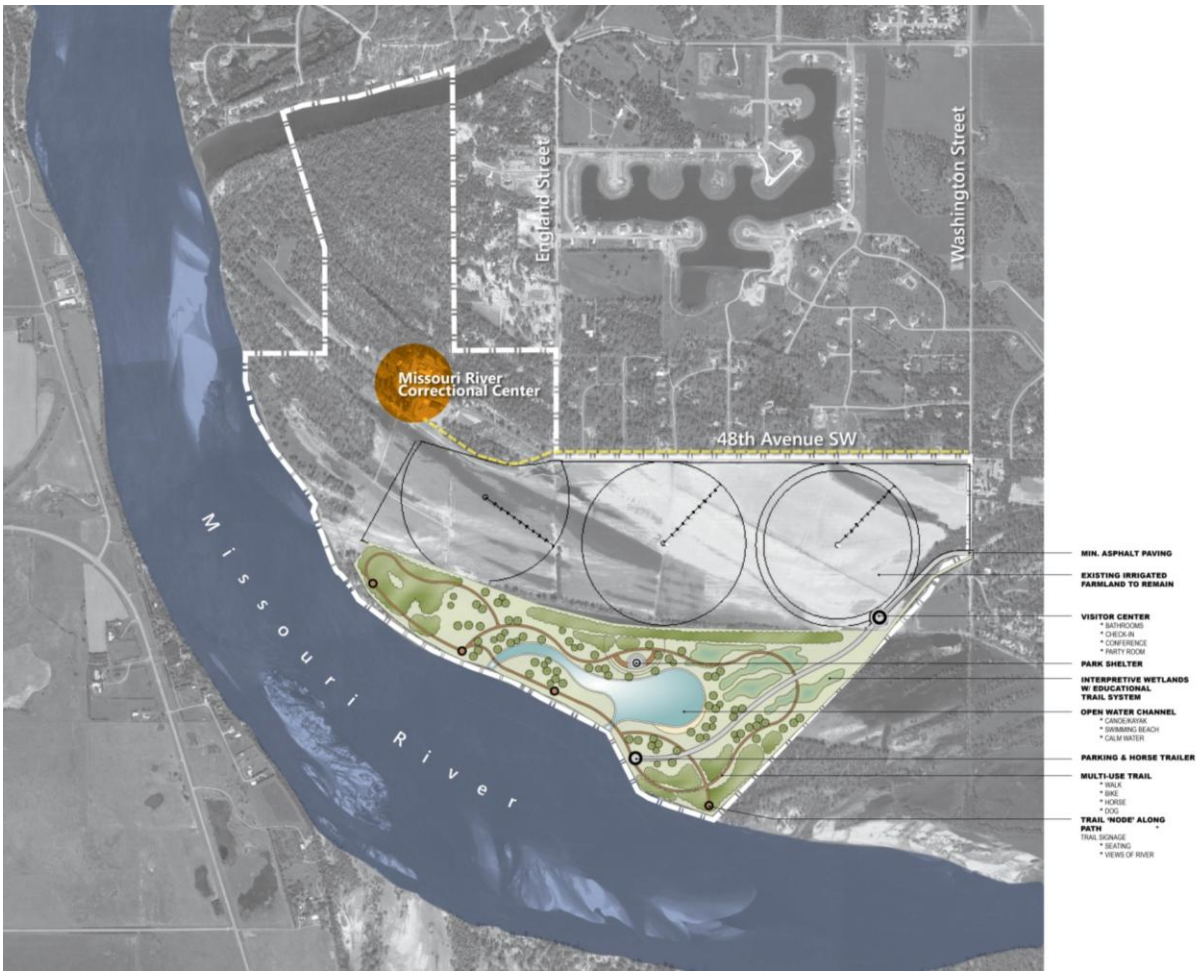
Figure 62 - Full Park Study

Concept "C"

The third park concept keeps the MRCC on the existing site. In this layout, nearly all the existing agricultural land (+/- 300 acres) would remain in production. The agricultural land would serve (2) purposes in this layout; First, the land would be revenue back to the State of North Dakota. Second, the existing agricultural land would serve as a physical buffer between the MRCC and the day use park.

The park would be created on the southern (+/- 200 acres) section of the existing property. This area of the site was significantly impacted during the flood of 2010 and as a result would need considerable improvements including removing sand, revegatation and clean up. Like concept A and B, this park would have a park building, but this building would be located at the SE corner of the property. The building would be placed here to meet people before they get into the park area and would be constructed outside the floodway. From the primary park building, a simple, paved road would take visitors out to the park shelter and fishing pier on the south boundary of the park.

To capitalize on the natural floodway on this portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity. Elevated boardwalks with protective guardrails would allow visitors close access to these unity wetlands.



Mechanical Summary

If the existing MRCC site was converted to a day use park area, there would be minimal mechanical involvement. Possible mechanical involvement may include minimal demolition work if any existing structures are removed and mechanical involvement with new buildings or structures that would require plumbing, HVAC or fire protection systems.

The incorporation of a small visitor's center would require mechanical involvement consisting of plumbing, HVAC and fire protection. It would be our assumption at this phase that the small visitor center would be served with stands alone light commercial heating and cooling equipment. Water and waste utility services would be provided by the site utility contractor.

Electrical Summary

If the existing MRCC site was converted to a day use park area, there would be some electrical requirements for certain portions of the park.

It is anticipated that there would be site lighting required to direct people in and out of the park areas, in parking areas, and to make sure that there are no overnight stays in the park. This lighting would be limited to pole mounted roadway lighting and parking lot lighting in main areas.

A small visitor's center would be constructed, and that would require power for general lighting, power devices, and mechanical equipment. This would be a stand-alone building that would not provide electrical services to any other items on the site.

No stand-by or emergency generators would be required for any of the day use park areas.

Public Opinion Summary

MRCC Relocation Study and MRCC Land Use Study

A public meeting was held from 6:00 PM to 8:00 PM on Tuesday, March 4, 2014 at the Brynhild Haugland Room at the North Dakota State Capital. The intent of the public meeting was to present an overview of both the MRCC and YCC campuses, to present options being considered for both the MRCC relocation and potential public use of the existing MRCC property, and to solicit public input on both the feasibility and desirability of the options being considered. The meeting was held at a point in the planning process where public input could be factored into the design options and the study conclusion.

The public meeting was advertized for two consecutive weeks in both the Bismarck Tribune (six notices) and the Mandan News (two notices), as well as on the North Dakota Public Meeting Notices website (https://apps.nd.gov/sos/ndpmn/meetings/searchMeetings.htm) and the DOCR website (www.nd.gov/docr/media/docs/mrcc_land.html).

A copy of the public hearing PowerPoint presentation was posted on the DOCR website (www.nd.gov/docr/media/docs/mrcc_land.html). The public advertisements, and the Public Hearing Summary, and the Bismarck Tribune article all invited written comments to be submitted to BWBR via US mail or email through Tuesday, March 18, 2014.

Attendance at the public meeting was very light. In fact, of the 18 people that signed the attendance register, all but five were affiliated with DOCR or the study design team. The meeting included a question and answer period and public comment cards were available for those preferring to offer written comments. A total of six questions were raised and two public comment cards were submitted. Those questions and comments are included in Appendix II of this report. An overview of the meeting was reported in the Bismarck Tribune.

The two-week written comment period resulted in a total of 20 additional responses. The responses for relocation of the MRCC were nearly equally divided between keeping MRCC at its current location, relocating to a site adjacent to YCC, or relocating to an unspecified site. About 20% of the responses received addressed only the land use portion of the study and did not comment on relocation of the MRCC. The majority of responses received were in favor or developing the MRCC site into a day use park, with only a small number in favor of MRCC staying in its current location.

While each of the public comments was considered as the planning options and study conclusion was developed, the number of responses received was considered to be too small to arrive at a general consensus of public opinion regarding the feasibility and desirability of relocating the MRCC to a site adjacent to the YCC and developing the MRCC property as a day use park. In fact, the lack of public input appears to indicate that the MRCC Relocation and Land Use Study is not a significant issue to the general public.

Cost Summary

MRCC Relocation Study

For the purposes of the relocation study, we developed a high-level space program based on the space that MRCC currently utilizes.

		EXISTING		PROPOSED	
Item	Function	Unused NSF Total	NSF Total	NSF Total	Remarks
MRCC Administration & Housing					
	Subtotal Admin & Housing	**0**	**21,842**	**30,050**	**Admin, Housing, Control, Multipurpose Room, Infirmary, Laundry**
	Net to Gross Ratio	1.10	1.10	1.25	
	Total Gross Area	**0**	**24,026**	**37,563**	
MRCC Support Functions					
	Subtotal Support Spaces	**7,456**	**21,380**	**27,150**	**Kitchen/Dining, Intake, Library, Education, Recreation, Vocation, Maintenance, Storage**
	Net to Gross Ratio	1.10	1.10	1.25	
	Total Gross Area	**8,202**	**23,518**	**33,938**	
Total MRCC					
	Total Gross Area	**8,202**	**47,544**	**71,500**	
Roughrider Industries					
1.00	Roughrider Industries		8,500	8,500	
	Subtotal	**0**	**8,500**	**8,500**	
	Net to Gross Ratio	1.06	1.06	1.06	
	Total Gross Area	**0**	**9,010**	**9,010**	**75'x120'**

- The MRCC campus consists of approximately 60,000 SF of which 50,000 is used for current operations.
- In order to replace these functions, we estimate between 70,000 – 75,000 SF would be required to maintain facilities that are efficient, support the rehabilitative program, and are safe for the staff that work there.
- Additionally, the 9,000 SF RRI welding shop would need to be replaced to maintain its current program.

A detailed space program indicating building component areas can be found in Appendix III.

Cost summaries for both the Lower Plateau Site and the Bluff Site were developed using the building areas included in the space program, as well as site costs estimated based on conceptual site diagrams developed during the concept planning process. Construction costs were developed in current 2014 dollars and include design contingency. Project soft costs, which include non-construction costs such as design fees, regulatory fees, site surveys, and soil testing, special inspections, and construction contingency were estimated as a percentage of construction costs based on historical averages to develop total project costs. The project costs were then escalated to the assumed midpoint of construction assume legislature approval in Spring 2015, a construction start in Spring 2016, and an 18 month construction schedule.

MRCC - Lower Plateau Site	Quantity	Unit Cost	Total	Remarks
MRCC Building Construction Cost	71,500 SF	227.71	16,281,000	
RRI Building Construction Cost	9,000 SF	151.78	1,366,000	
Site Cost			1,918,000	
Construction Cost - Buildings and Site			19,565,000	
Design Contingency		15.00%	2,935,000	
Total Construction Cost			**22,500,000**	
Project Soft Costs		20.00%	4,500,000	
Total Project Cost - 2014			**27,000,000**	
Escalation (to Midpoint of Construction)	02/2016	5.08%	1,372,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17			**28,372,000**	

MRCC - Bluff Site	Quantity	Unit Cost	Total	Remarks
MRCC Building Construction Cost	71,500 SF	227.71	16,281,000	
RRI Building Construction Cost	9,000 SF	151.78	1,366,000	
Site Cost			1,781,000	
Construction Cost - Buildings and Site			19,428,000	
Design Contingency		15.00%	2,914,000	
Total Construction Cost			**22,342,000**	
Project Soft Costs		20.00%	4,468,000	
Total Project Cost - 2014			**26,810,000**	
Escalation (to Midpoint of Construction)	02/2016	5.08%	1,362,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17			**28,172,000**	

Detailed cost estimates of both options can be found in Appendix III.

MRCC Land Use Study

Cost summaries for all three land use concepts considered were developed based on site options developed during the concept planning process, and included a design contingency. Project soft costs were estimated as a percentage of construction based on historical averages to develop total project costs. Project costs were then escalated to the assumed midpoint of construction, assuming legislative approval of Spring 2015. Concepts A and B considered an assumed construction start of Spring 2017, after MRCC vacated the site, and a 12 month construction schedule. Concept C considered a construction start in Spring 2016 and a 9 month construction schedule.

MRCC Park Concept A	Quantity	Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	64,750 SF	7.26		470,000	
Park Development Cost				7,385,000	
Subtotal - Construction Cost				7,855,000	
Design Contingency		10.00%		786,000	
Total Construction Cost				**8,641,000**	
Project Soft Costs		15.00%		1,296,000	
Total Project Cost - 2014				**9,937,000**	
Escalation (to Midpoint of Construction)	09/2017	11.00%		1,093,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17				**11,030,000**	

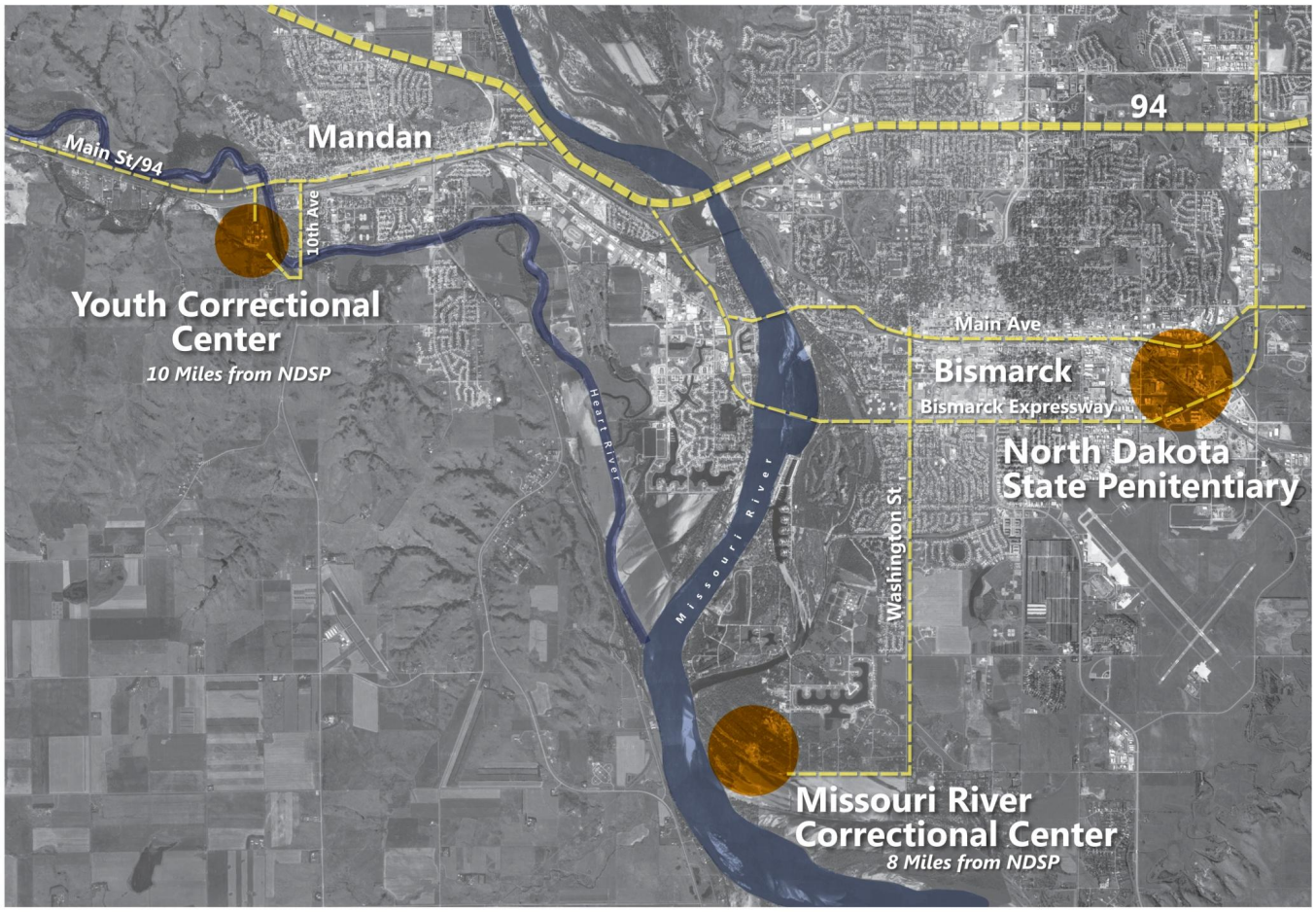
MRCC Park Concept B	Quantity	Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	64,750 SF	7.26		470,000	
Park Development Cost				8,003,000	
Subtotal - Construction Cost				8,473,000	
Design Contingency		10.00%		847,000	
Total Construction Cost				**9,320,000**	
Project Soft Costs		15.00%		1,398,000	
Total Project Cost - 2014				**10,718,000**	
Escalation (to Midpoint of Construction)	09/2017	11.00%		1,179,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17				**11,897,000**	

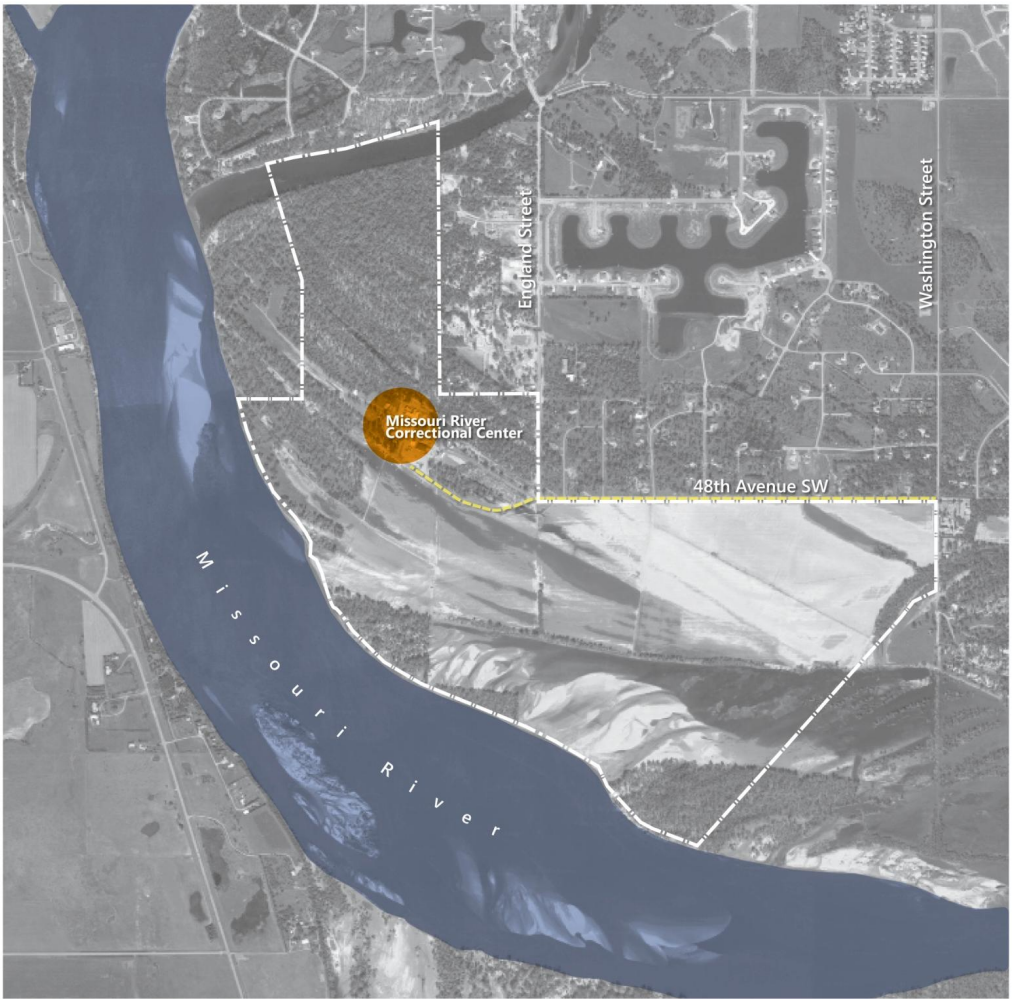
MRCC Park Concept C	Quantity	Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	0 SF	0.00		0	
Park Development Cost				5,261,000	
Subtotal - Construction Cost				5,261,000	
Design Contingency		10.00%		526,000	
Total Construction Cost				**5,787,000**	
Project Soft Costs		15.00%		868,000	
Total Project Cost - 2014				**6,655,000**	
Escalation (to Midpoint of Construction)	08/2016	6.83%		455,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17				**7,110,000**	

Detailed cost estimates of all three land use concepts can be found in Appendix III.

Appendix I

Large Scale Graphics


Mandan
Main St/94
10th Ave
Youth Correctional Center
10 Miles from NDSP
94
Main Ave
Bismarck
Bismarck Expressway
North Dakota State Penitentiary
Heart River
Missouri River
Washington St
Missouri River Correctional Center
8 Miles from NDSP

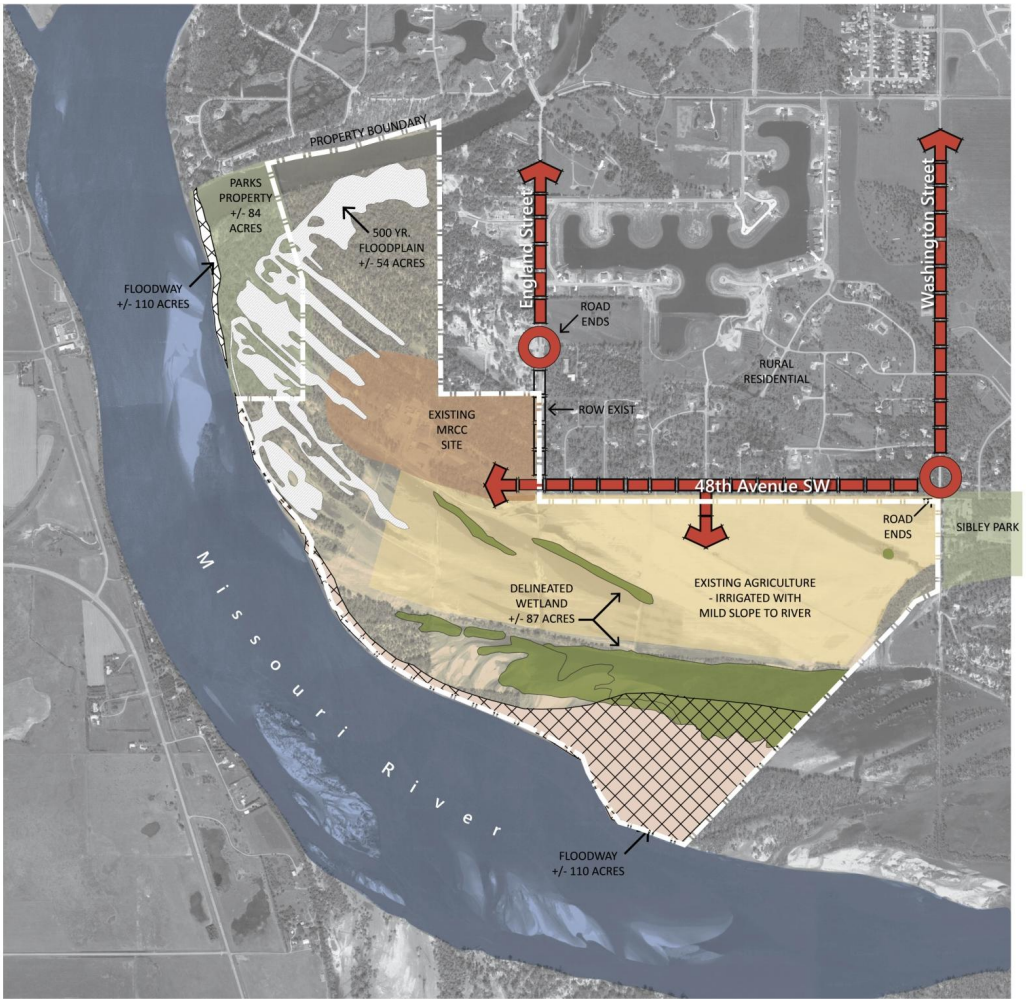

Missouri River
Missouri River Correctional Center
England Street
48th Avenue SW
Washington Street

B|W|B|R JLG

Missouri River Correctional Center Land Use and Planning Study

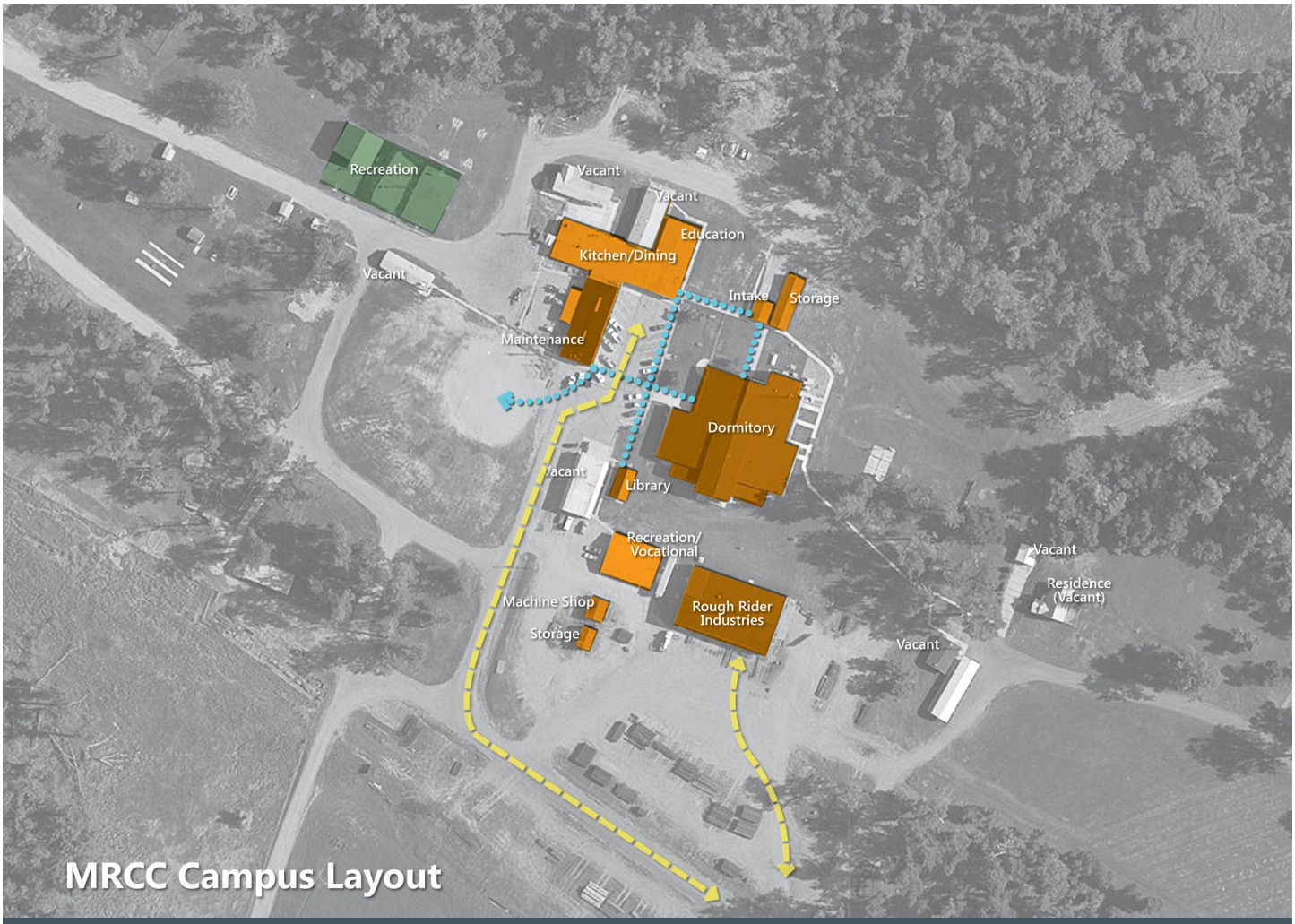
March 2014

Zoned RR
Zoned R5
Zoned RR
Zoned RM1
Zoned P
England Street
Zoned R10
Washington Street
Zoned A
Zoned RR
Missouri River Correctional Center
48th Avenue SW
Zoned P
Missouri River
Zoned CM


PROPERTY BOUNDARY
PARKS PROPERTY +/- 84 ACRES
500 YR. FLOODPLAIN +/- 54 ACRES
FLOODWAY +/- 110 ACRES
England Street
ROAD ENDS
Washington Street
RURAL RESIDENTIAL
ROW EXIST
EXISTING MRCC SITE
48th Avenue SW
ROAD ENDS
SIBLEY PARK
DELINEATED WETLAND +/- 87 ACRES
EXISTING AGRICULTURE - IRRIGATED WITH MILD SLOPE TO RIVER
Missouri River
FLOODWAY +/- 110 ACRES

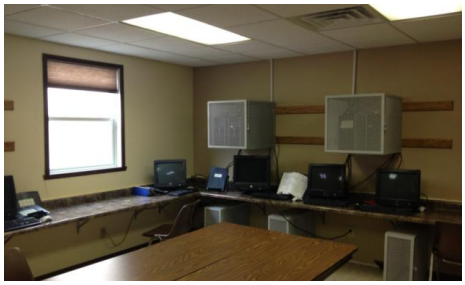
PASTURE FOR SHEEP
England Street
Washington Street
GARDEN (2 ACRES)
PASTURE
FOR SHEEP
PASTURE
FOR SHEEP
SAND BAGGING
48th Avenue SW
Irrigated Agriculture
Missouri River
MISSOURI RIVER

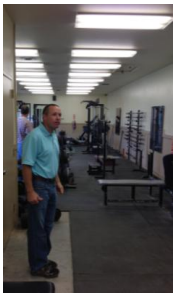
45th Ave SW
48th Ave SW

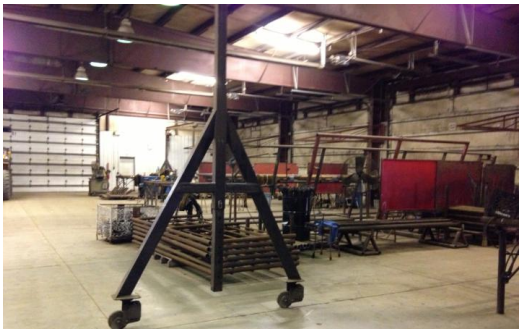


MRCC Campus Layout

MISSOURI
RIVER
CORRECTIONAL
CENTER

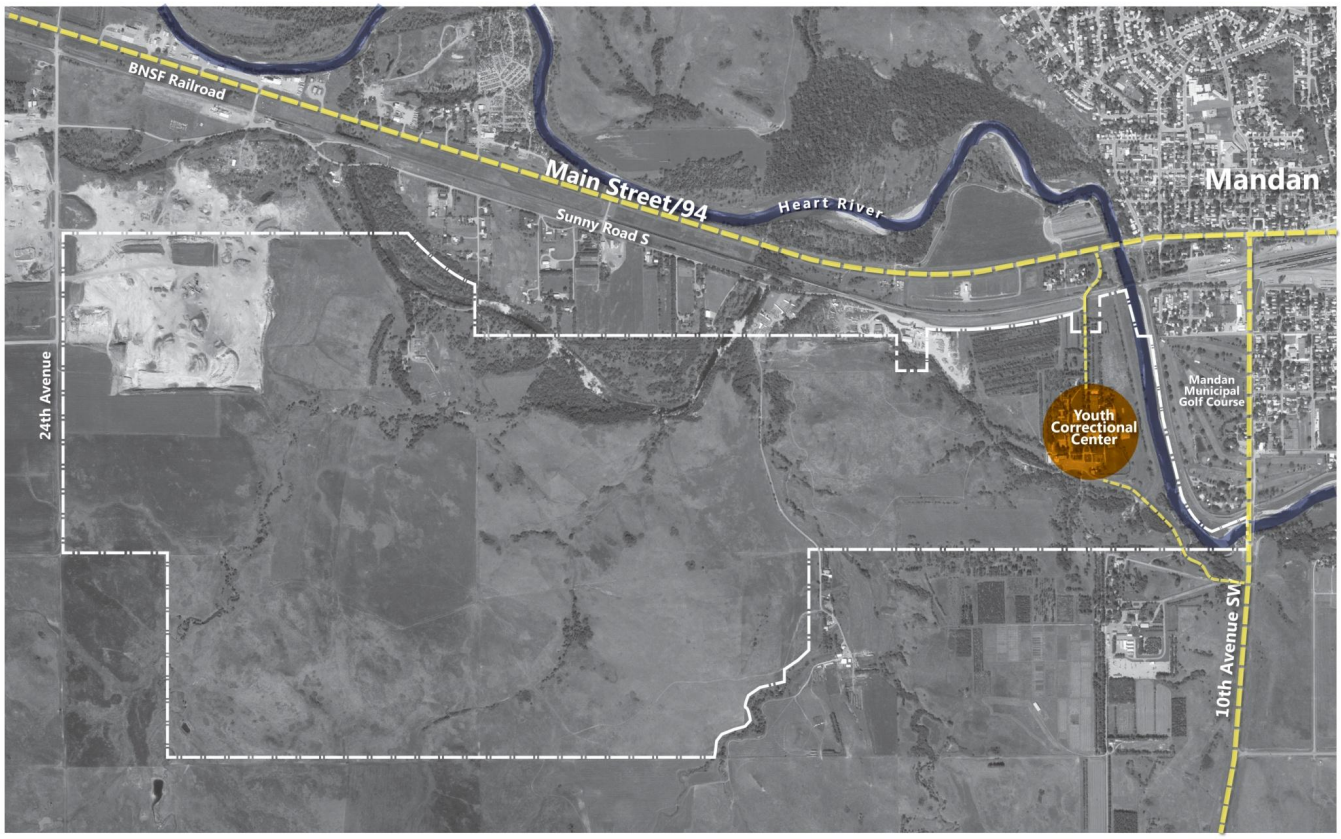
TOOL
CONTROL
IN OUT


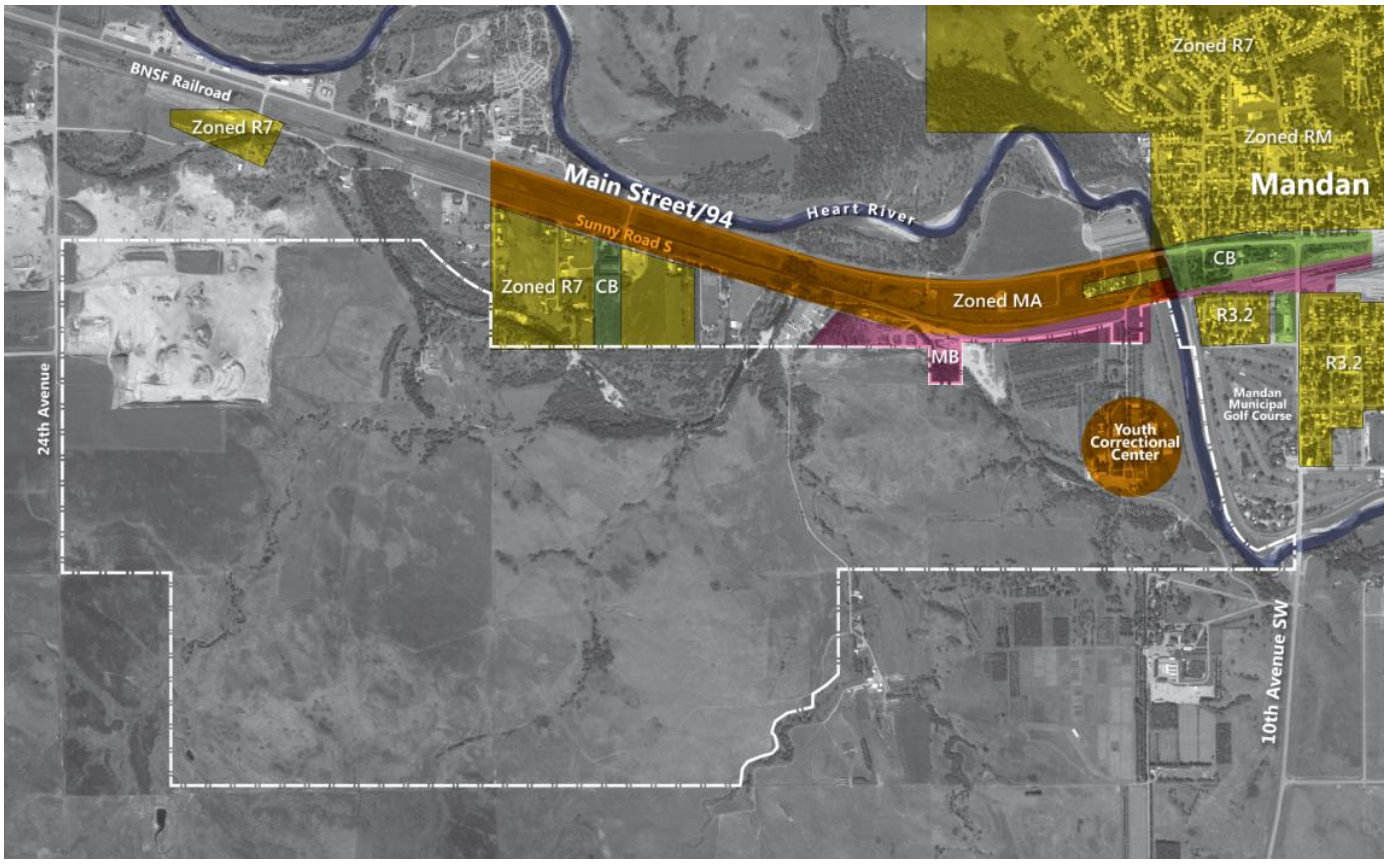


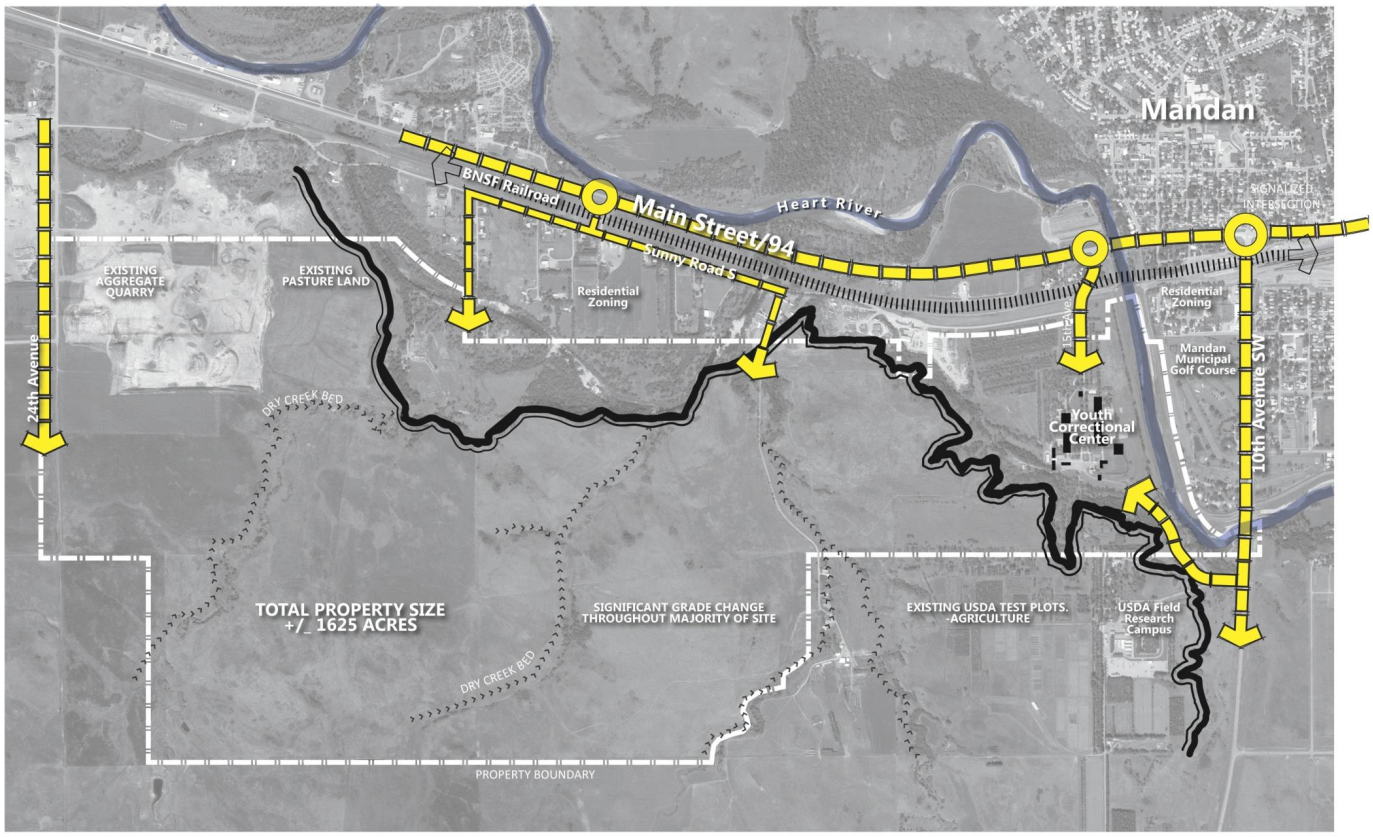


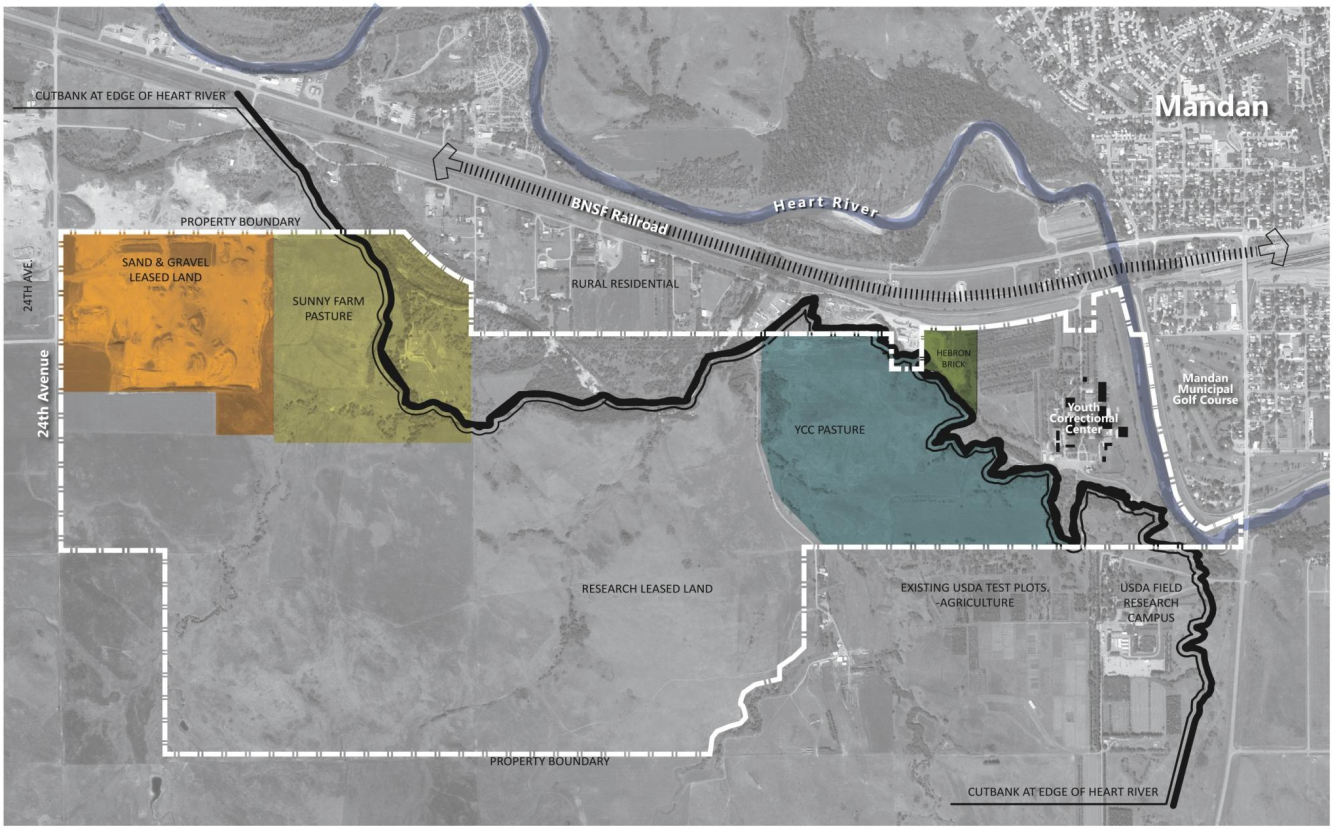
BISMARCK

MRCC

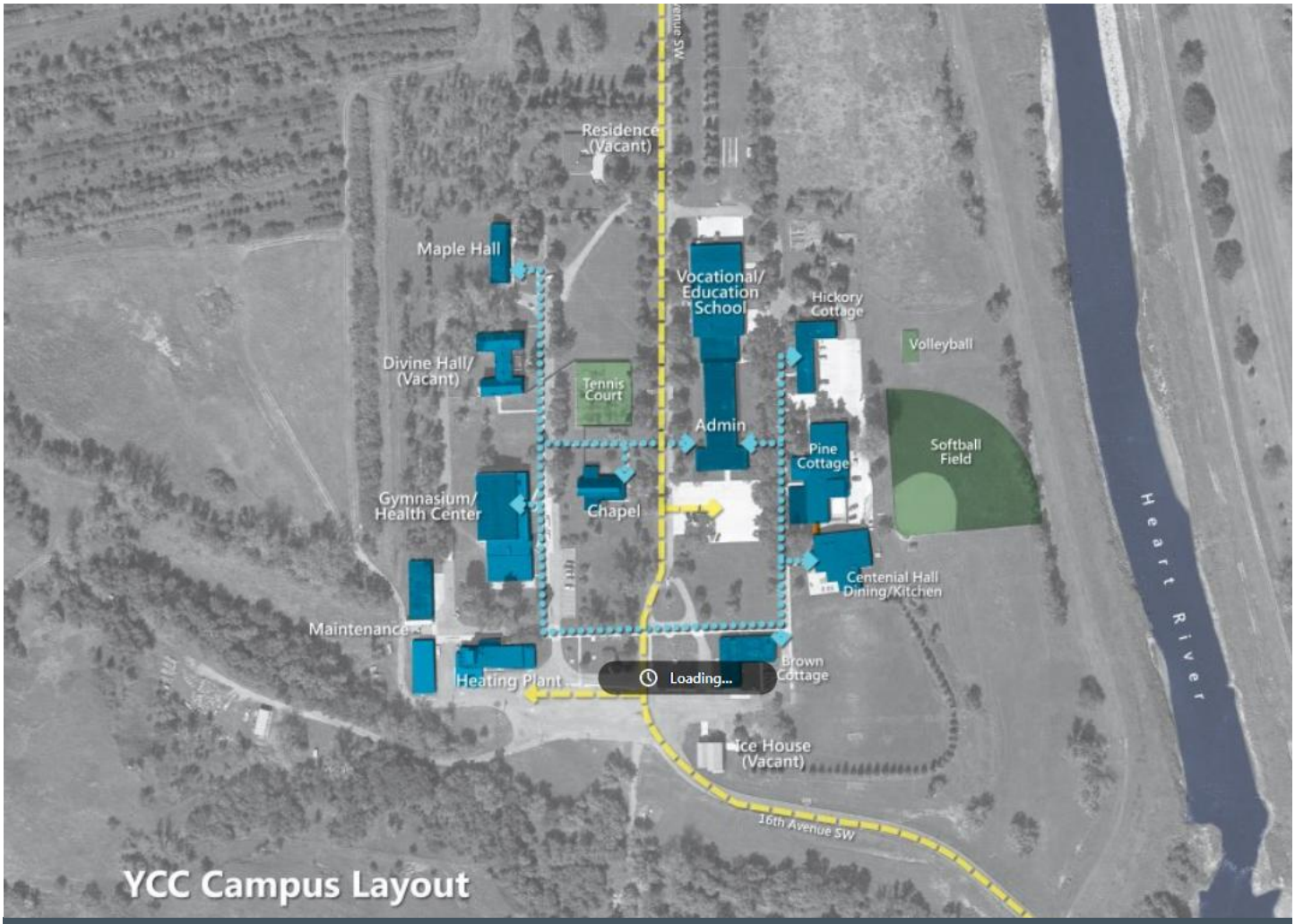

BNSF Railroad
Main Street/94
Heart River
Sunny Road S
Mandan
24th Avenue
Youth Correctional Center
Mandan Municipal Golf Course
10th Avenue SW


BNSF Railroad
Zoned R7
Main Street/94
Heart River
Sunny Road S
Zoned R7
CB
Zoned MA
MB
Zoned R7
Zoned RM
Mandan
CB
R3.2
R3.2
Mandan Municipal Golf Course
Youth Correctional Center
24th Avenue
10th Avenue SW


Mandan
BNSF Railroad
Main Street/94
Heart River
Sunny Road S
SIGNALIZED INTERSECTION
EXISTING AGGREGATE QUARRY
EXISTING PASTURE LAND
Residential Zoning
Residential Zoning
15th Ave SW
Mandan Municipal Golf Course
24th Avenue
10th Avenue SW
DRY CREEK BED
Youth Correctional Center
TOTAL PROPERTY SIZE +/_ 1625 ACRES
SIGNIFICANT GRADE CHANGE THROUGHOUT MAJORITY OF SITE
EXISTING USDA TEST PLOTS. -AGRICULTURE
USDA Field Research Campus
DRY CREEK BED
PROPERTY BOUNDARY

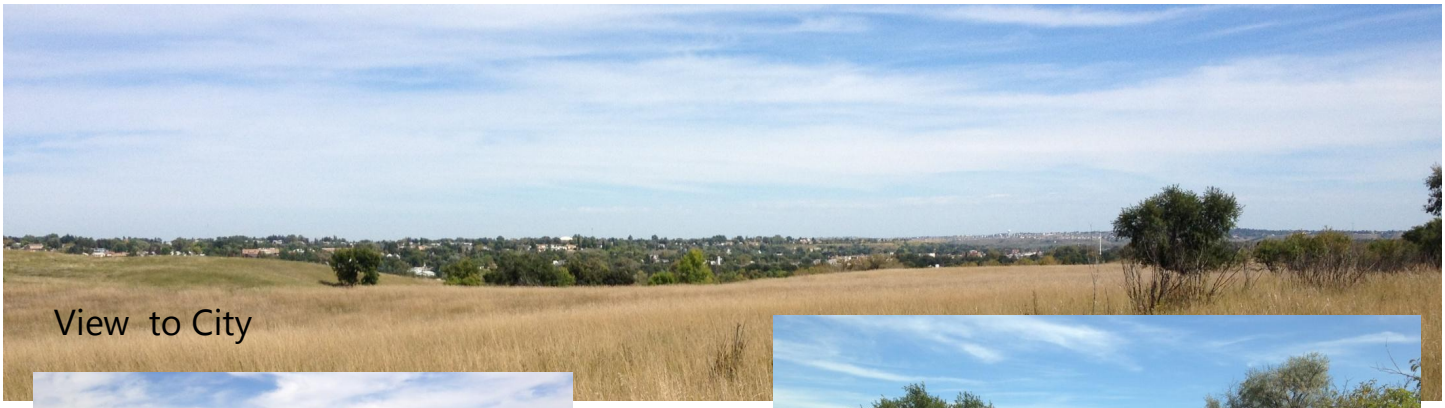

CUTBANK AT EDGE OF HEART RIVER
Mandan
BNSF Railroad
Heart River
PROPERTY BOUNDARY
SAND & GRAVEL LEASED LAND
SUNNY FARM PASTURE
RURAL RESIDENTIAL
24TH AVE.
24th Avenue
HEBRON BRICK
YCC PASTURE
Youth Correctional Center
Mandan Municipal Golf Course
RESEARCH LEASED LAND
EXISTING USDA TEST PLOTS, -AGRICULTURE
USDA FIELD RESEARCH CAMPUS
PROPERTY BOUNDARY
CUTBANK AT EDGE OF HEART RIVER

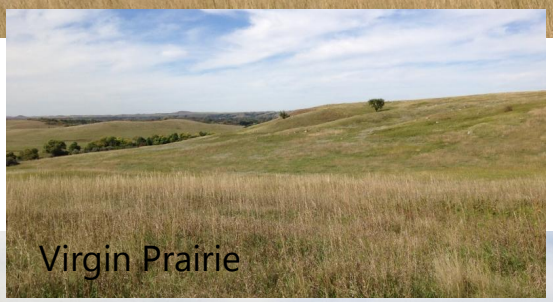
15th Ave SW
15th Ave SW
15th Ave SW


Residence (Vacant)
Maple Hall
Vocational/ Education School
Hickory Cottage
Volleyball
Divine Hall/ (Vacant)
Tennis Court
Admin
Pine Cottage
Softball Field
Gymnasium/ Health Center
Chapel
Centenial Hall Dining/Kitchen
Maintenance
Heating Plant
Loading...
Brown Cottage
Ice House (Vacant)
16th Avenue SW
Heart River
YCC Campus Layout

NORTH DAKOTA
YOUTH CORRECTIONAL CENTER
STOP
YOU ARE ENTERING NDYCC PROPERTY
AUTHORIZED PERSONNEL ONLY
BUSINESS HOURS 8:00 AM - 5:00 PM (MON-FRI)
AUTHORIZED VISITING HOURS 1:00 PM - 4:30 PM
(SAT - SUN)
NORTH DAKOTA
YOUTH
CORRECTIONAL
CENTER
"BETTER CHOICES, BRIGHTER FUTURE"

West Adjacent Site





Bluff Sites

Campus Atmosphere

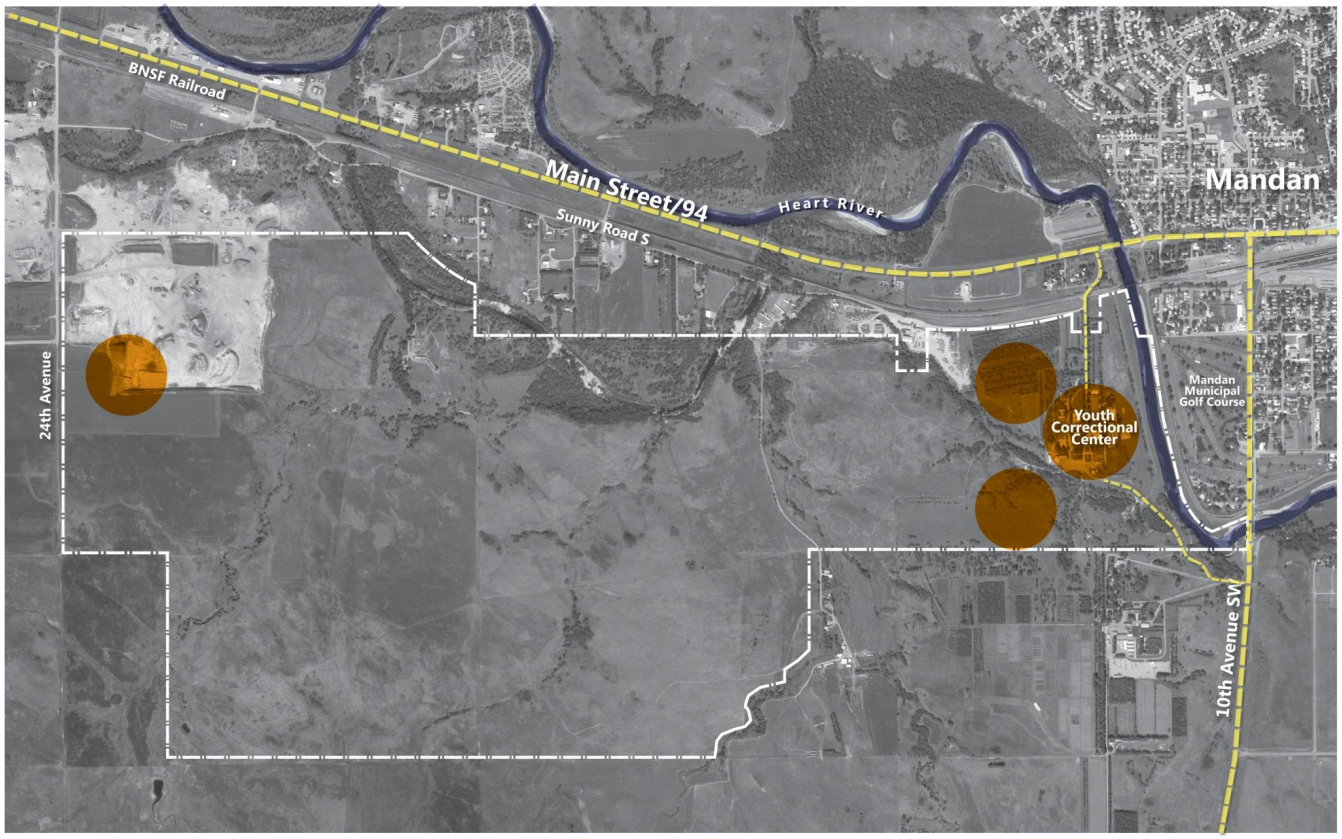
Maintenance/Central Plant

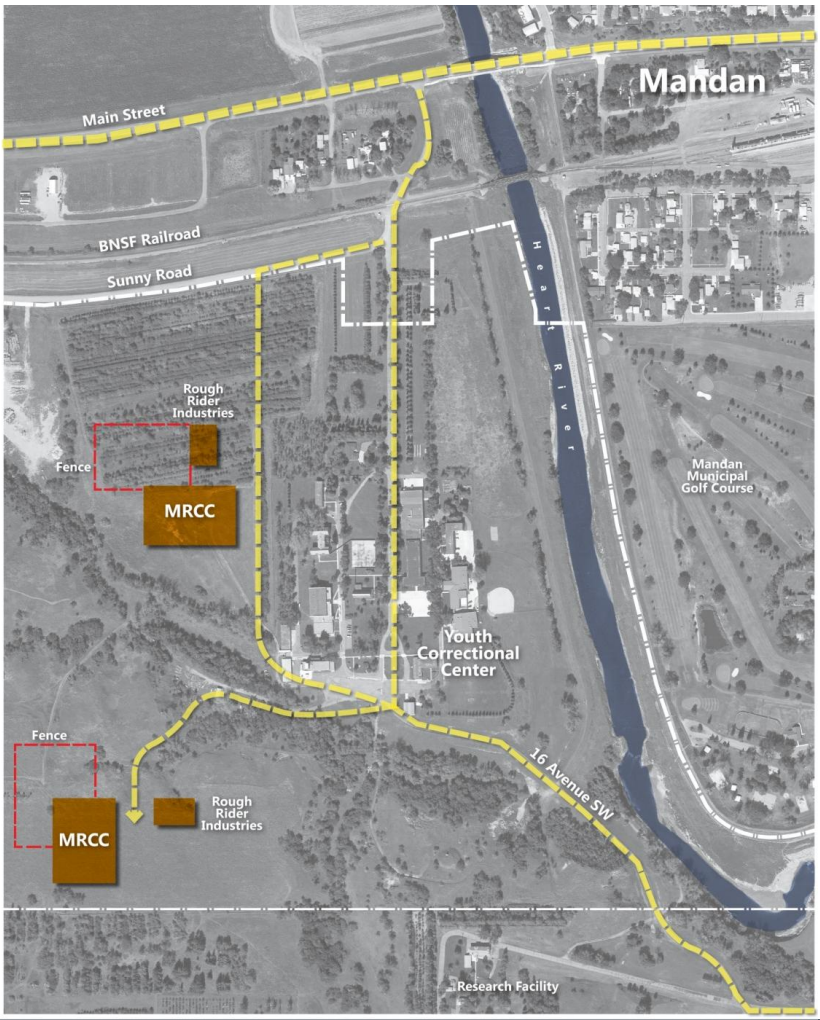
Recreation

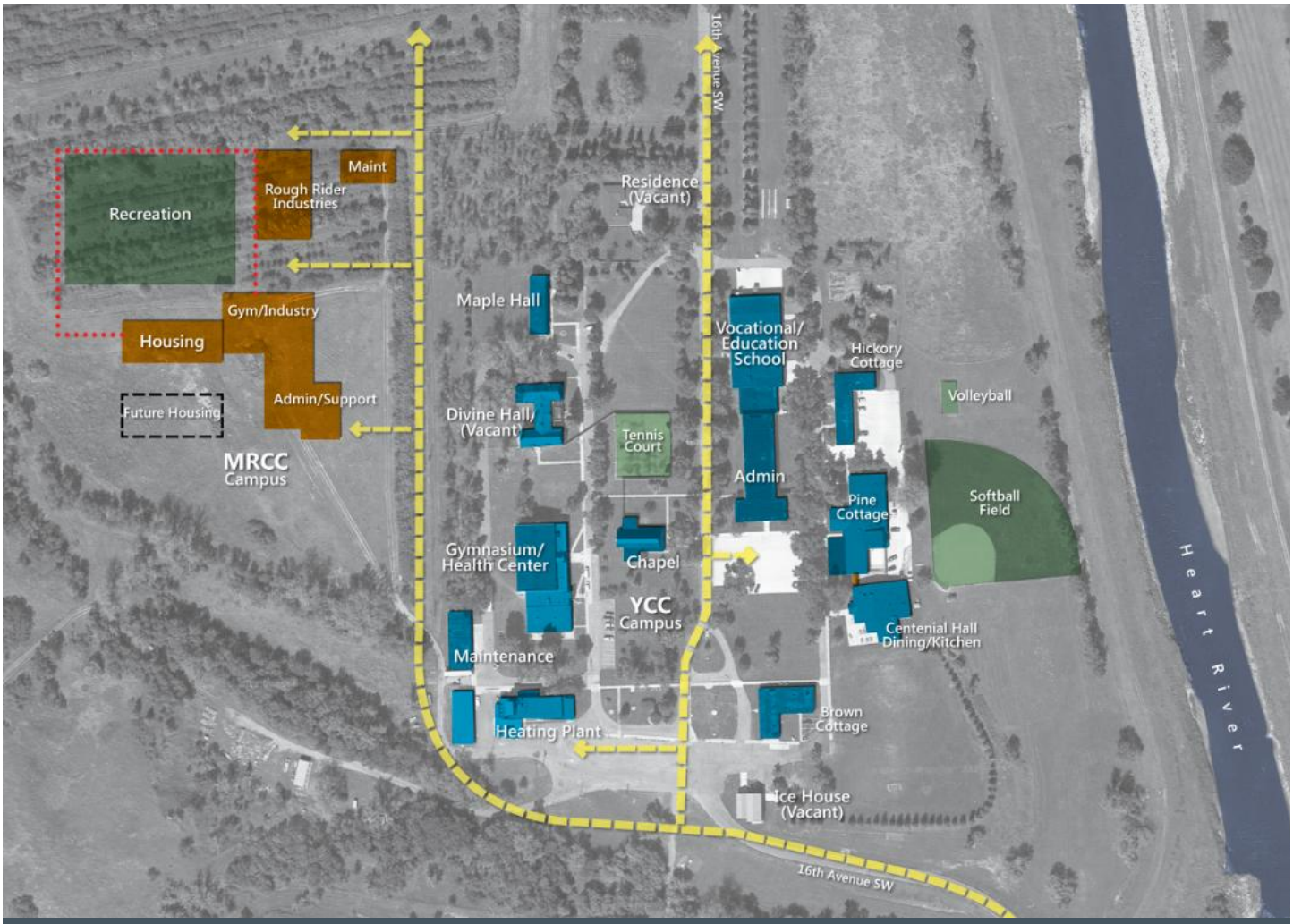
Food Service

Classroom/ Administration

Religious


BNSF Railroad
Main Street/94
Heart River
Sunny Road S
Mandan
24th Avenue
Youth Correctional Center
Mandan Municipal Golf Course
10th Avenue SW

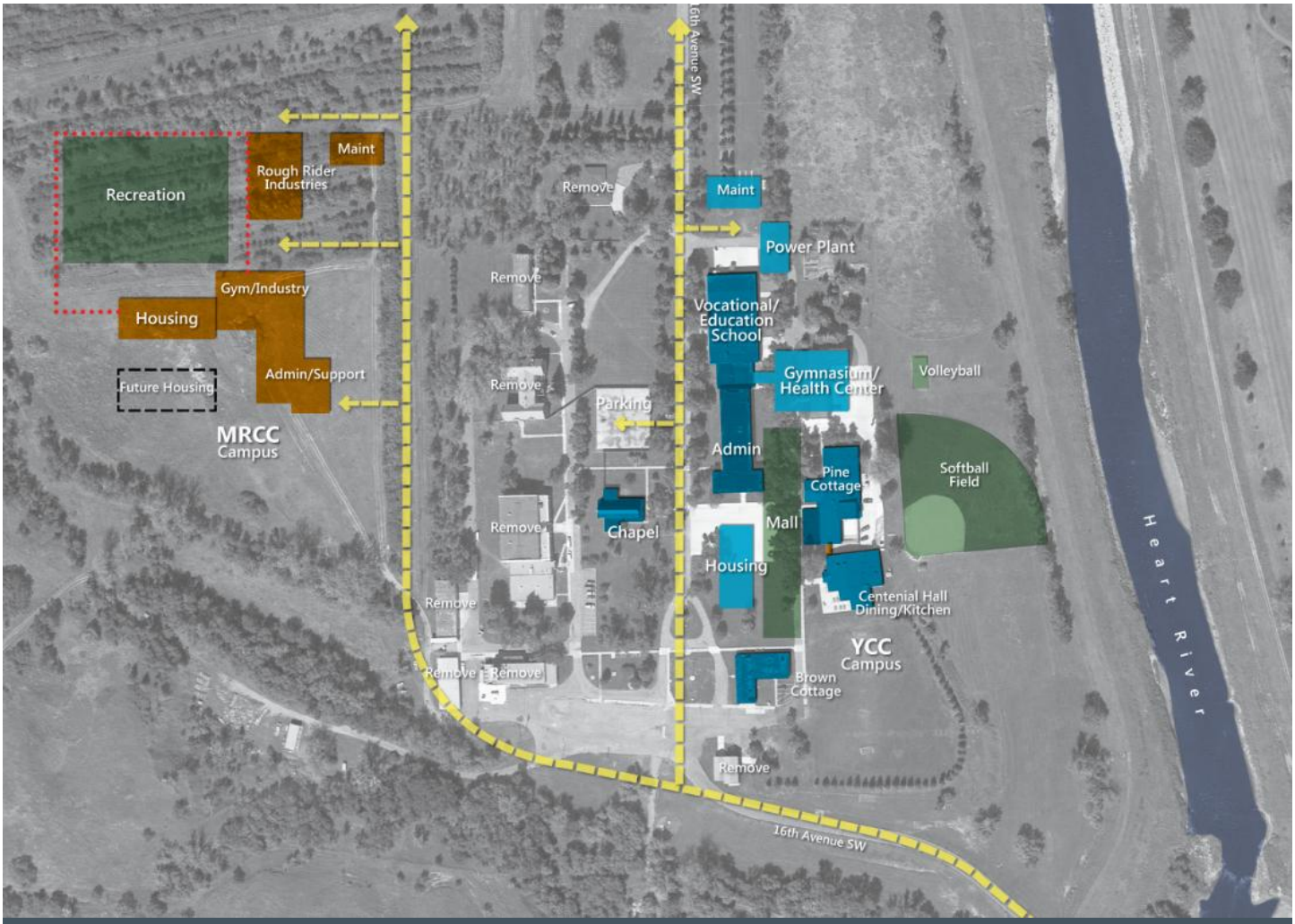

Mandan
Main Street
BNSF Railroad
Sunny Road
Heart River
Rough Rider Industries
Fence
MRCC
Mandan Municipal Golf Course
Youth Correctional Center
Fence
MRCC
Rough Rider Industries
16 Avenue SW
Research Facility


16th Avenue SW
Maint
Rough Rider Industries
Recreation
Residence (Vacant)
Maple Hall
Gym/Industry
Housing
Vocational/ Education School
Hickory Cottage
Volleyball
Future Housing
Admin/Support
Divine Hall/ (Vacant)
Tennis Court
MRCC Campus
Admin
Pine Cottage
Softball Field
Gymnasium/ Health Center
Chapel
YCC Campus
Centenial Hall Dining/Kitchen
Maintenance
Heating Plant
Brown Cottage
Ice House (Vacant)
16th Avenue SW
Heart River

BWBR JLG

Missouri River Correctional Center Land Use and Planning Study

March 2014


16th Avenue SW
Maint
Rough Rider Industries
Recreation
Gym/Industry
Housing
Admin/Support
Future Housing
MRCC Campus
Remove
Remove
Remove
Remove
Remove
Remove
Remove
Parking
Chapel
Maint
Power Plant
Vocational/ Education School
Gymnasium/ Health Center
Volleyball
Admin
Pine Cottage
Softball Field
Mall
Housing
Centenial Hall Dining/Kitchen
YCC Campus
Brown Cottage
Heart River
16th Avenue SW

EXISTING TREES AT EDGES OF PARK TO REMAIN

PARK SHELTER

TRAIL OVERLOOK ALONG PATH
* TRAIL SIGNAGE
* SEATING
* VIEWS TO RIVER

VISITOR CENTER
* BATHROOMS
* CHECK-IN
* CONFERENCE
* PARTY ROOM

TRAIL 'NODE' ALONG PATH
* TRAIL SIGNAGE
* SEATING
* VIEWS OF RIVER

SMALL PARKING LOT W/ TRAIL HEAD

EXISTING IRRIGATED FARMLAND TO REMAIN

MINIMAL PROPOSED ROAD NETWORK

INTERPRETIVE WETLANDS W/ EDUCATIONAL TRAIL SYSTEM

OPEN WATER CHANNEL
* CANOE/KAYAK
* SWIMMING BEACH
* CALM WATER

MULTI-USE TRAIL
* WALK
* BIKE
* HORSE
* DOG

Missouri River
England Street
48th Avenue SW
Washington Street
EXISTING TREES AT EDGES OF PARK TO REMAIN
PARK SHELTER
VISITOR CENTER
* BATHROOMS
* CHECK-IN
* CONFERENCE
* PARTY ROOM
TRAIL 'NODE' ALONG PATH
* TRAIL SIGNAGE
* SEATING
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SMALL PARKING LOT W/ TRAIL HEAD
EXISTING IRRIGATED FARMLAND TO REMAIN
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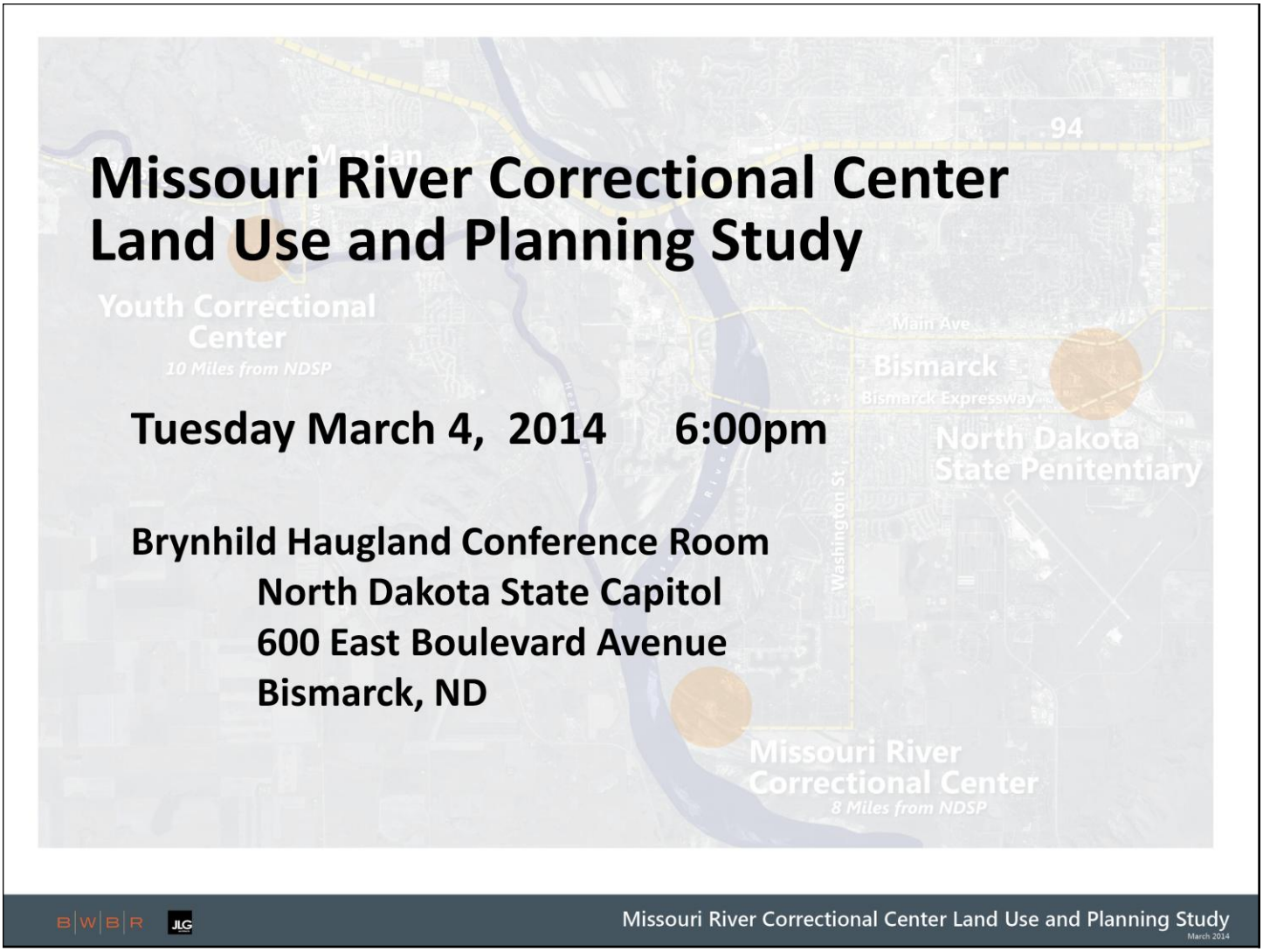
* CALM WATER
MULTI-USE TRAIL
* WALK
* BIKE
* HORSE
* DOG

Missouri River Correctional Center
England Street
Washington Street
48th Avenue SW
Missouri River
MIN. ASPHALT PAVING
EXISTING IRRIGATED FARMLAND TO REMAIN
VISITOR CENTER
* BATHROOMS
* CHECK-IN
* CONFERENCE
* PARTY ROOM
PARK SHELTER
INTERPRETIVE WETLANDS W/ EDUCATIONAL TRAIL SYSTEM
OPEN WATER CHANNEL
* CANOE/KAYAK
* SWIMMING BEACH
* CALM WATER
PARKING & HORSE TRAILER
MULTI-USE TRAIL
* WALK
* BIKE
* HORSE
* DOG
TRAIL 'NODE' ALONG PATH
TRAIL SIGNAGE
* SEATING
* VIEWS OF RIVER

Appendix II

Public Hearing

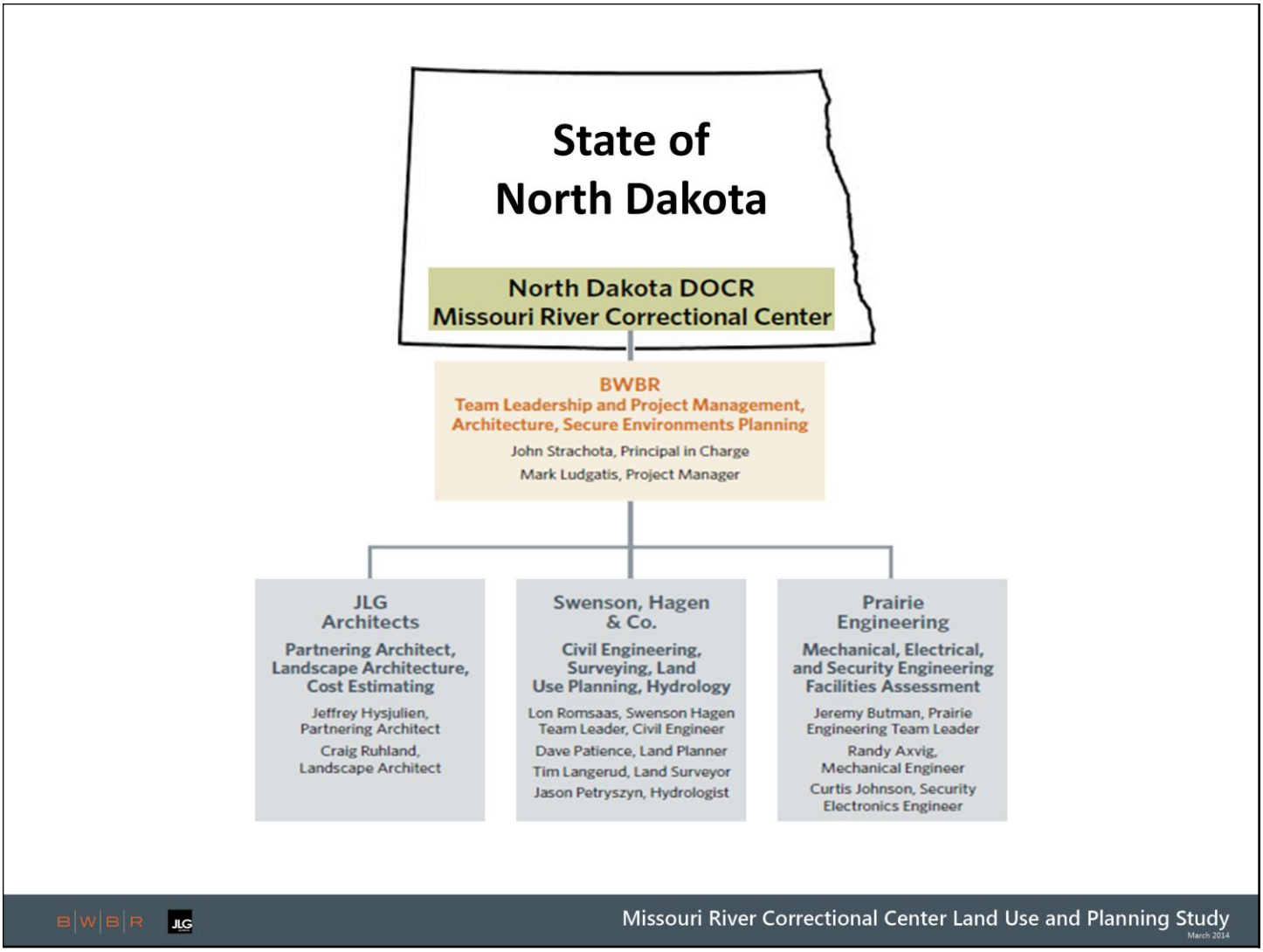
- **Summary**
- **Attendees**
- **Comments**



Welcome!

Thank you for attending.

We hope you find the presentation informative, and we look forward to hearing your thoughts.



BWBR along with JLG, Swenson Hagen & Company, and Prairie Engineering were commissioned by the State of North Dakota (specifically the Department of Corrections and Rehabilitation and the Office of Management and Budget), through a selection process, to do a land use and planning study for the Missouri River Correctional Center as part of Senate Bill 2015.

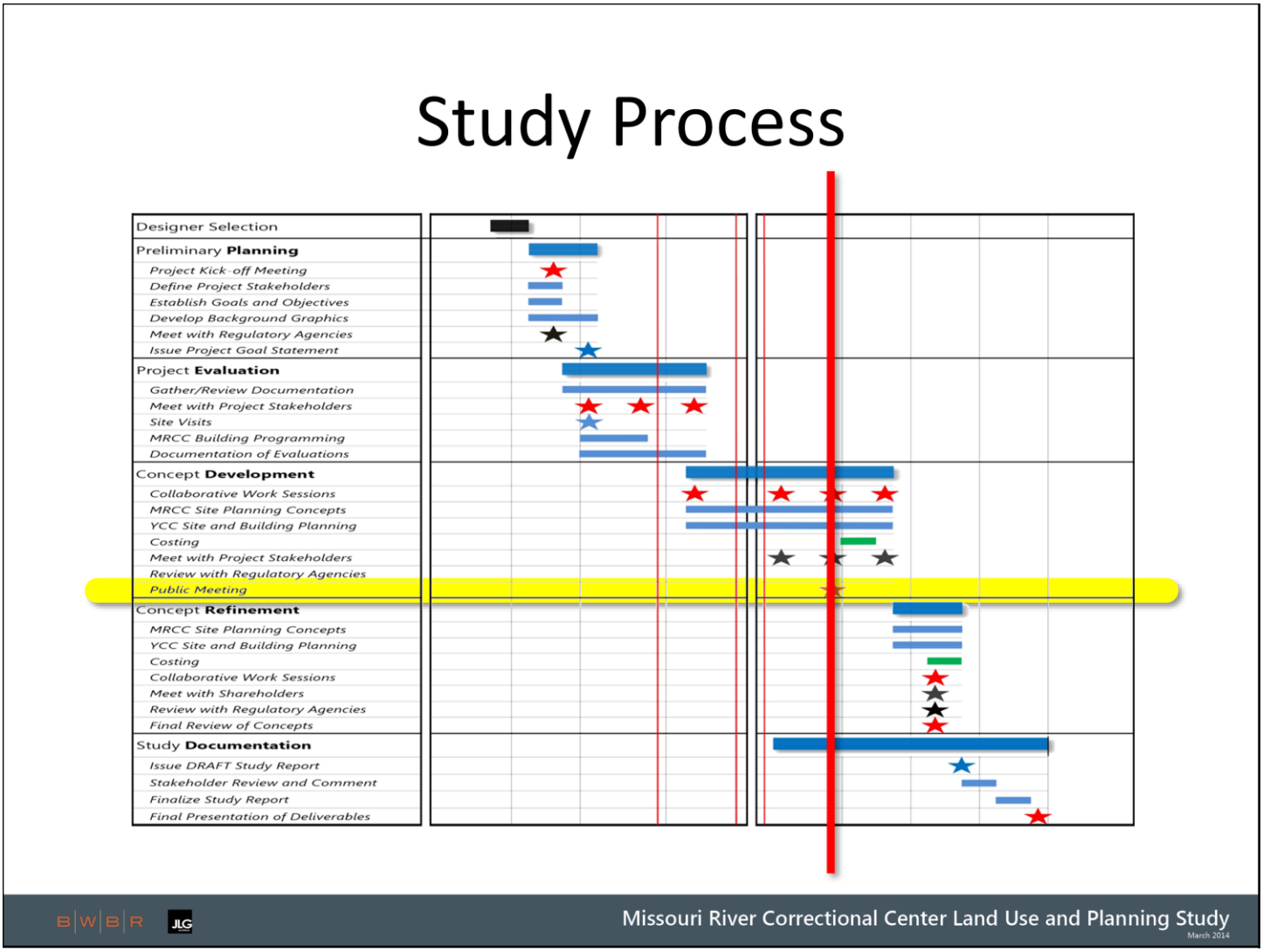
ND Senate Bill 2015

SECTION 4. DEPARTMENT OF CORRECTIONS AND REHABILITATION - REPORT TO LEGISLATIVE MANAGEMENT. Section 1 of this Act includes the sum of $200,000, or so much of the sum as may be necessary, that the department of corrections and rehabilitation, in conjunction with the office of management and budget, shall use to develop options for the feasibility and desirability of relocating the Missouri River correctional center and for a land use study, for the biennium beginning July 1, 2013, and ending June 30, 2015. The department may use up to $50,000 to contract for a land use study of the Missouri River correctional center site. The study must review options to develop all or a portion of the current site into a day park and options to continue agriculture activities on the current site. The study may not include options to develop the land for residential, commercial, or industrial purposes. The department may use up to $150,000 for the development of options for relocating the Missouri River correctional center including the determination of facilities, services, and activities that may be shared by the Missouri River correctional center and the youth correctional center; to develop a plan to move the Missouri River correctional center to a site adjacent to the youth correctional center; and to provide cost estimates for construction necessary to relocate the Missouri River correctional center during the 2015-17 biennium, pending approval and funding by the sixty-fourth legislative assembly. During the 2013-14 interim, the office of management and budget shall provide a report to the budget section regarding options for the possible relocation of the Missouri River correctional center and results of the study. The department shall present its plan to move the Missouri River correctional center to a site adjacent to the youth correctional center to the legislative management by July 1, 2014.

The Senate Bill calls for 2 things…

1 – a study to develop options for the feasibility and desirability of relocating the Missouri River Correctional Center to a site adjacent to the Youth Correctional Center in Mandan

2 - a land use study to review options to develop all or a portion of the current MRCC site into a public day park.



We began the study in the 4th quarter of last year by meeting with the Department of Corrections and Rehabilitation. We toured both the MRCC and YCC facilities, and met with members of their staff, to gather information on how each one currently operates. We then held a planning workshop to start developing concepts for each site, and began to test each of the ideas. We've come a long way in the process already, but there's still a lot to be done… which brings us here tonight.

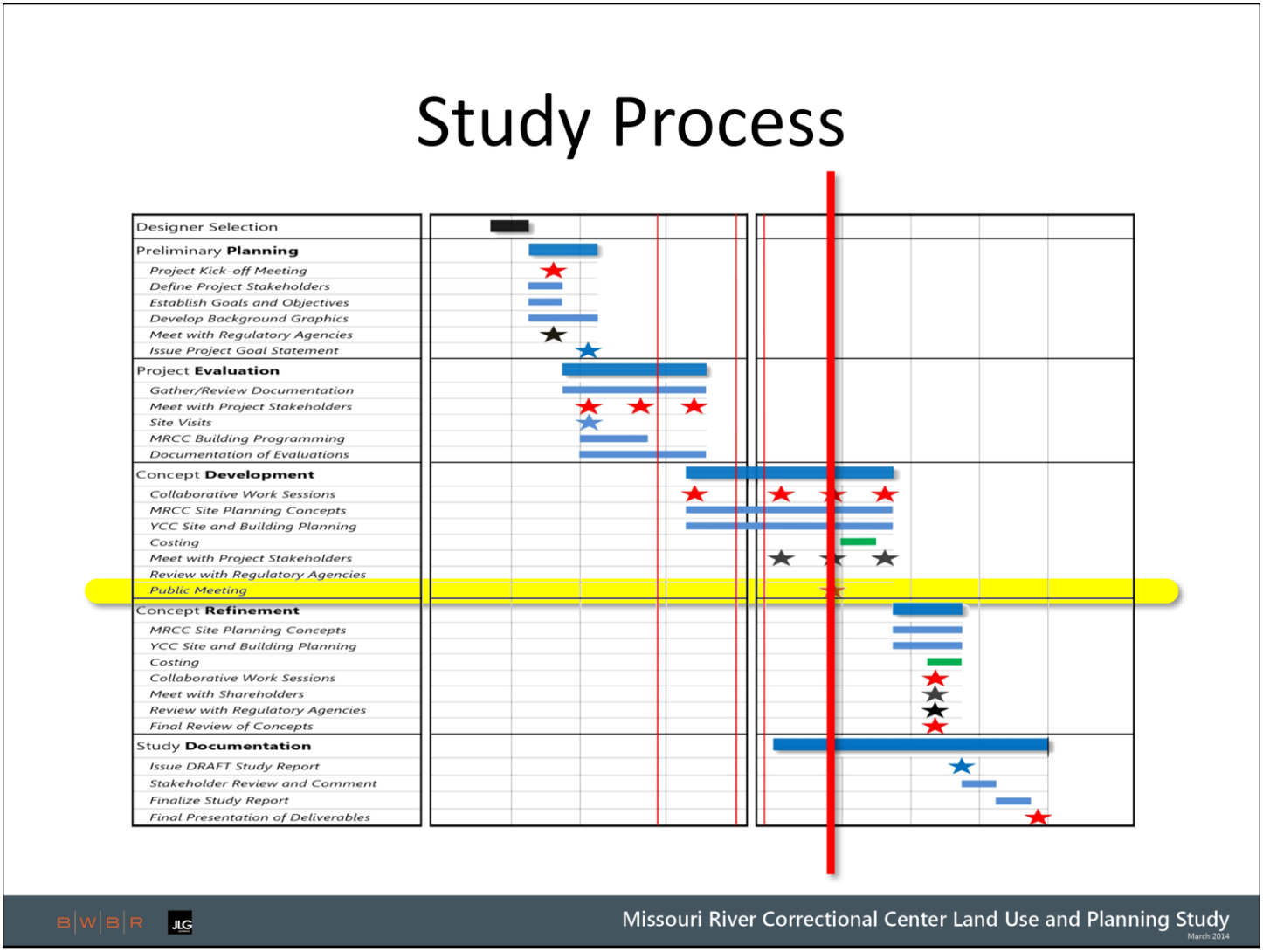
Here to Hear

We are here tonight so we can hear from you.

At the end of the presentation, we'd like to hear your thoughts…

1 – on the feasibility and desirability of relocating the MRCC to a site adjacent to the YCC and

2 – the possibility of developing all or a portion of the current MRCC site into a public day park.

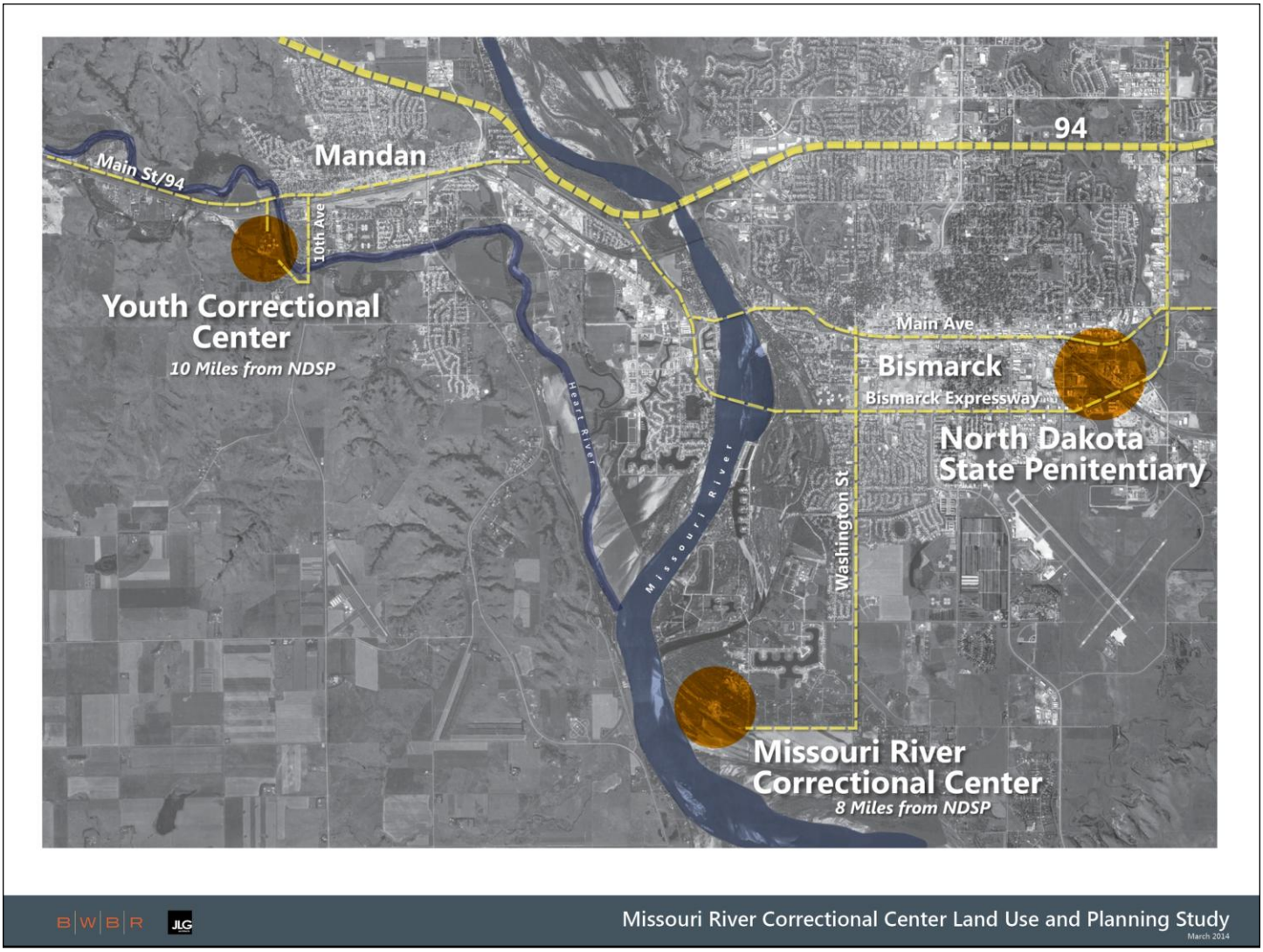


With the help of your comments, we'll continue to test and refine the concepts you'll see tonight, and will ultimately create a final report back to the North Dakota Department of Corrections and Rehabilitation and the Office of Management and Budget. Together, they will present the report to the North Dakota Legislative Assembly for their consideration.

Agenda

- MRCC / YCC Background
- Planning Concepts
  - MRCC Relocation Study
  - MRCC Land Use Study
- Public Opinion

To begin, we'd like to give some background information about both the MRCC & YCC sites. Then we'll walk you through the concepts for each site. And finally, we'll open the floor for your comments.

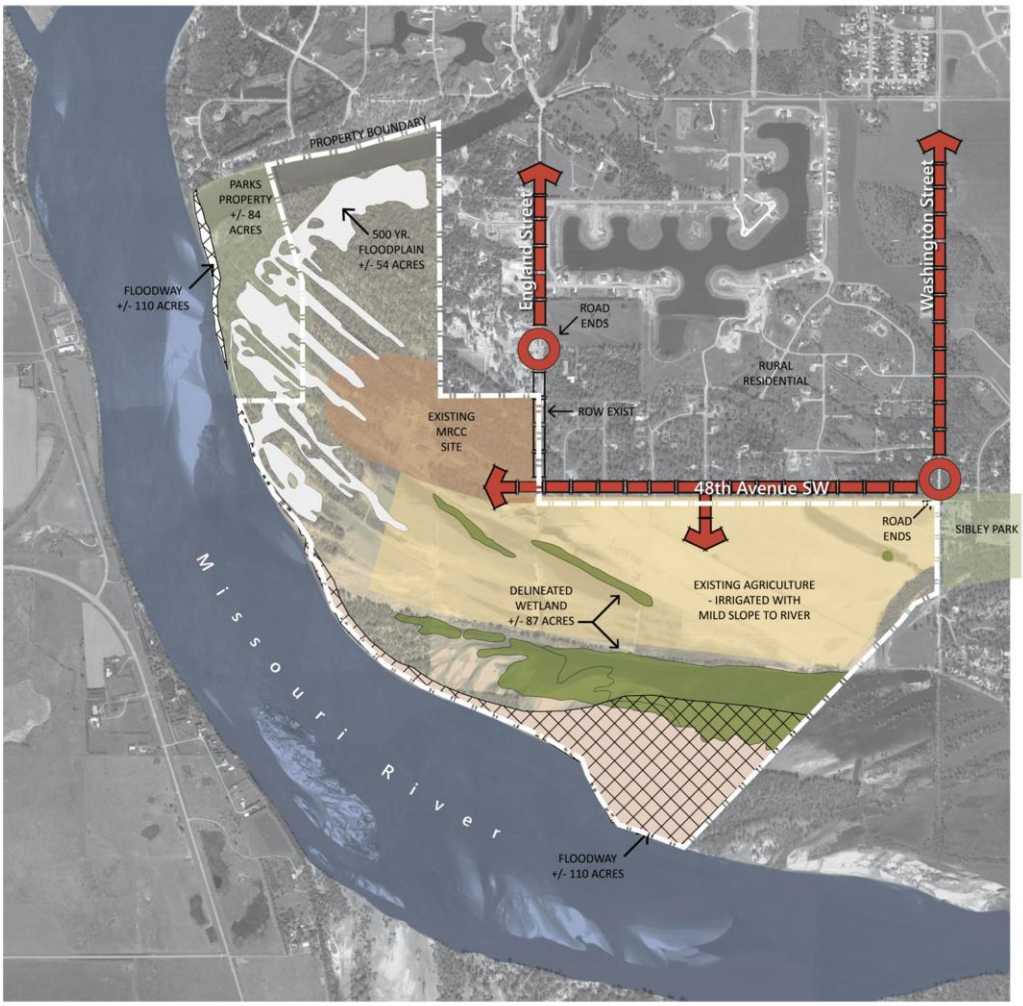


Currently in the Bismarck/Mandan area, the Department of Corrections and Rehabilitation maintains 3 sites. The North Dakota State Penitentiary located just off Bismarck Expressway on the east side of Bismarck. The Missouri River Correctional Center located south of Bismarck along the Missouri River. And the Youth Correctional Center on the west side of Mandan.

The purpose of the study is really three-fold…

1 – Could we consolidate and get down to only 2 sites, saving on operational costs?
2 – Should MRCC be moved since the site has flooded twice in the last few years?
3 – Would the MRCC site be better suited as a public day park?

The Missouri River Correctional Center is located south of Bismarck on approximately 900 acres of land along the Missouri River. The MRCC sits right in the center of the site, with access from South Washington Street off 48th Avenue Southwest.



BWBR JLG Missouri River Correctional Center Land Use and Planning Study March 2014

Outside of the property boundary, to the North is Rural Residential, to the West is a small unutilized park property, to the South is the Missouri River, and to the East is more Rural Residential and Sibley Park. While the site is not technically within the flood plain, it has been prone to flooding in the recent past. A levee along 48th Avenue will assure access to the site should flooding be an issue in the future.

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March 2014

Within the site, to the North and West is heavy wooded land, pastures for raising sheep, a garden to grow produce, and space to allow for sandbagging. To the South is agricultural land that is currently rented out to a local farmer.

The sheep also help to maintain the noxious weeds on the site, which can be very difficult to control.

The mission of the Missouri River Correctional Center is to provide a safe and healthy environment for minimum-security residents to apply themselves to the task of rehabilitation.

The compound area consists of approximately 100 acres of land. At the heart of the compound is a 12 dorm, 151 bed correctional housing unit surrounded by a number of buildings that help support the MRCC's Mission… kitchen/dining hall, education/chapel, maintenance, library, vocation, recreation, and Rough Rider Industries. Inmates spend a majority of their time in the dormitory building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. While there is no fence around the property, the MRCC provides a safe and healthy environment by maintaining proper custody, work, education, and treatment programs, encouraging residents to make the needed change to be law abiding citizens and productive members of society.

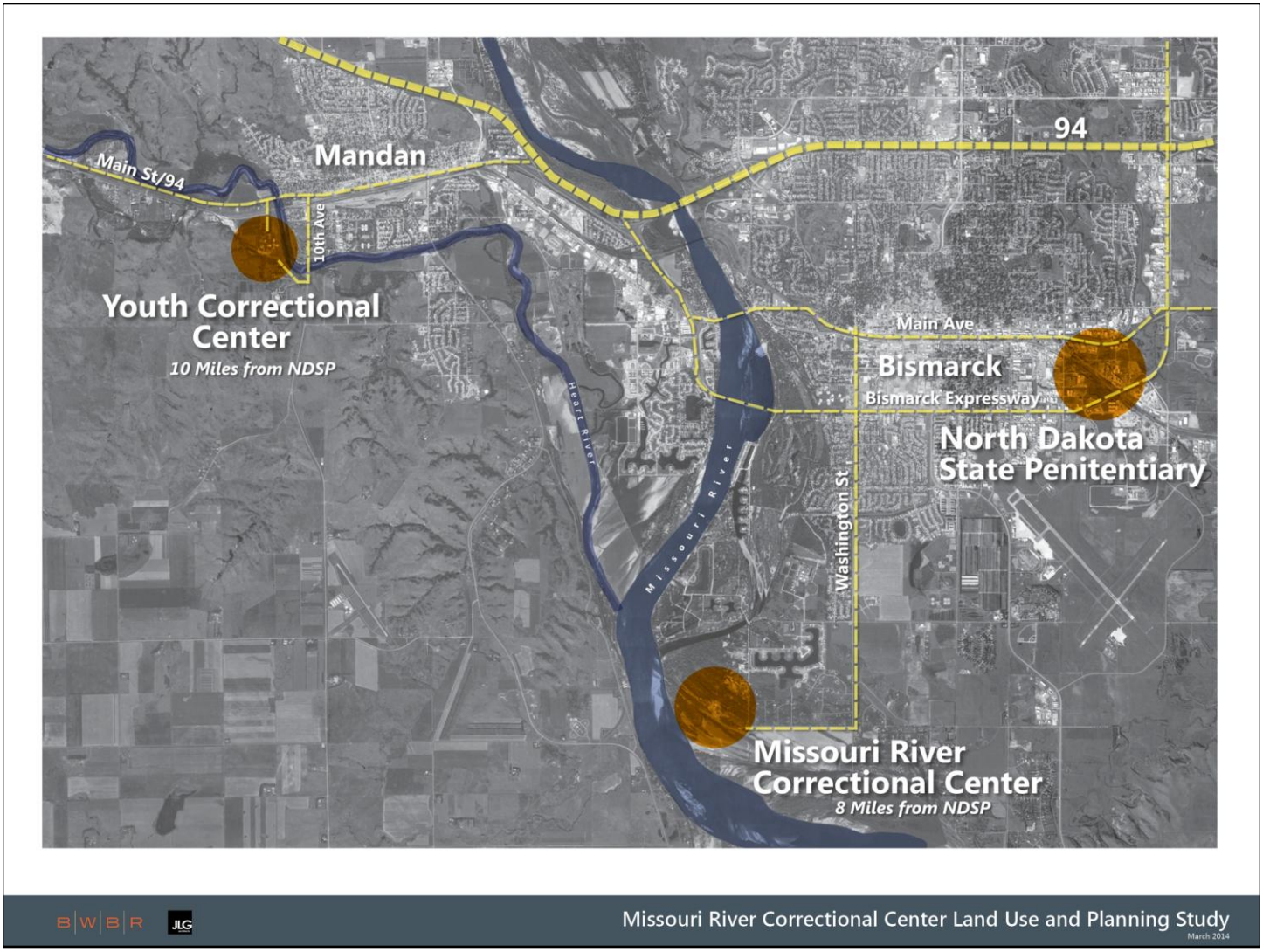
The following images are to help show the character of the campus.

As you enter the campus off 48th Avenue, there's both a sign and a gate warning you that you're entering a correctional facility.

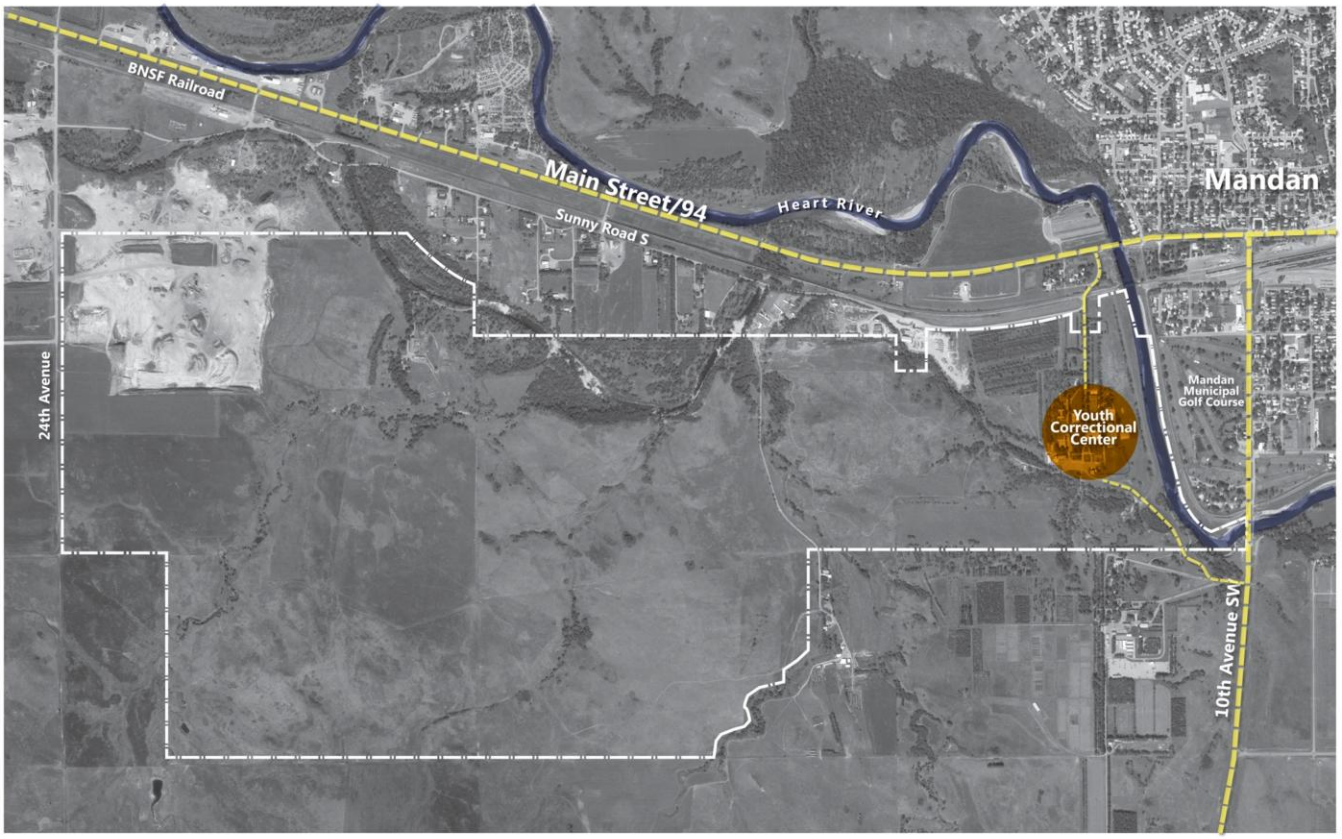
You can see there's a lot of open space and large mature trees surrounding the site.

The buildings themselves are mainly metal buildings that are showing their age, with the exception of the housing unit which has an EIFS skin.

The existing site helps support the mission of the MRCC by allowing its residents to use the grounds not only for recreation, but also for vocation. Rough Rider Industries employs inmates in their on-site welding shop as well as a sandbagging operation. Inmates are also able to work clearing the woods, grow produce in the garden, and tend to the sheep in the pasture land.

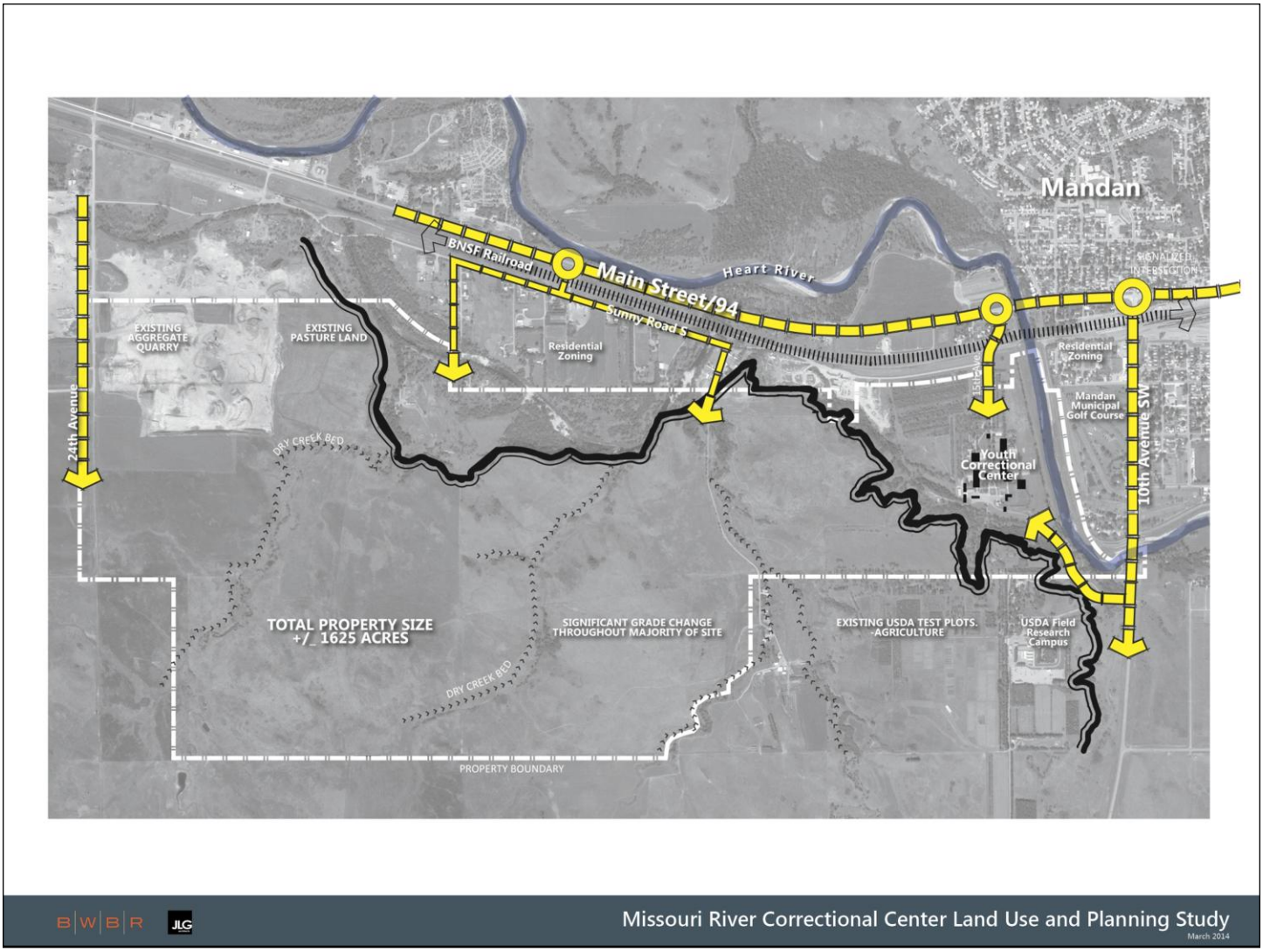


The Youth Correctional Center is located west of Mandan along the Heart River.



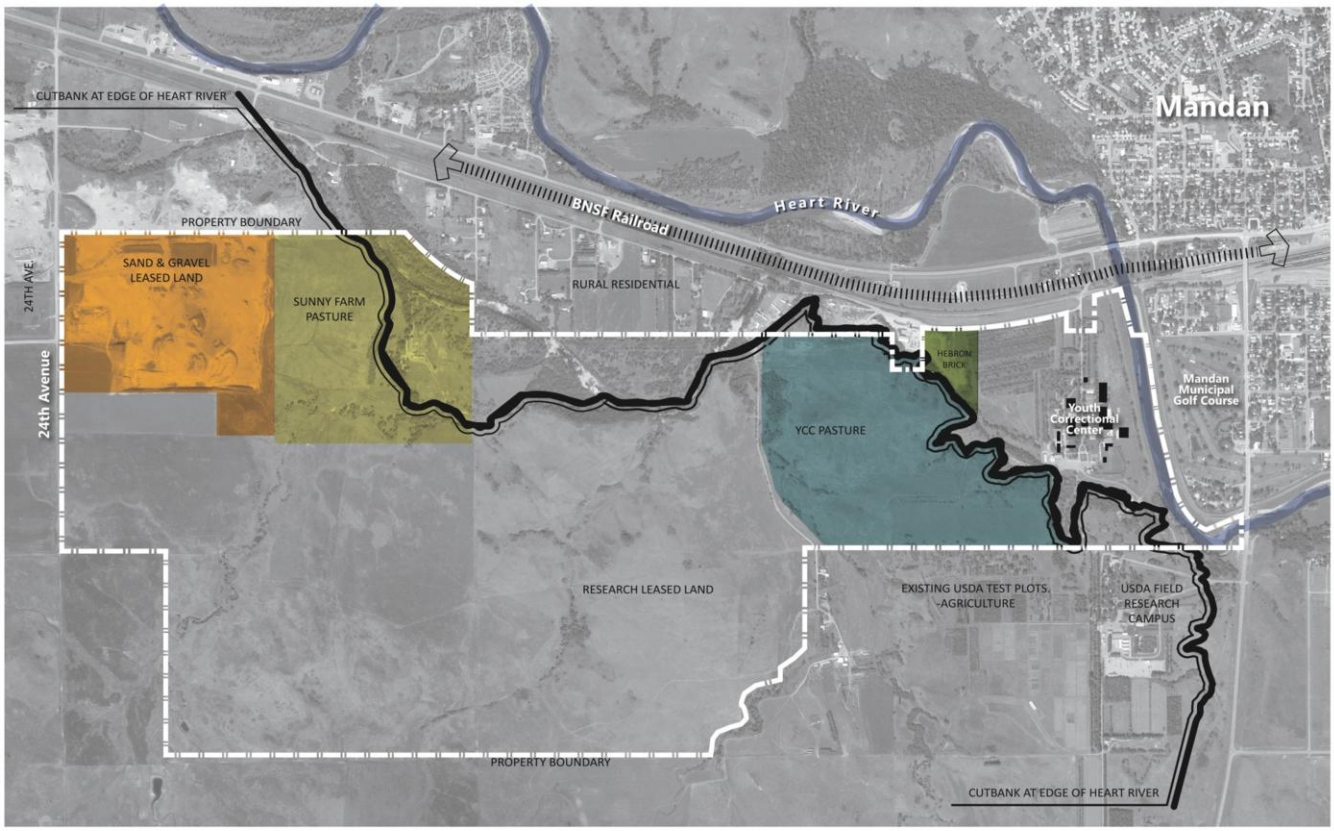
B|W|B|R JLG Missouri River Correctional Center Land Use and Planning Study
March 2014

It sits on a portion of 1600 acres of state owned land.



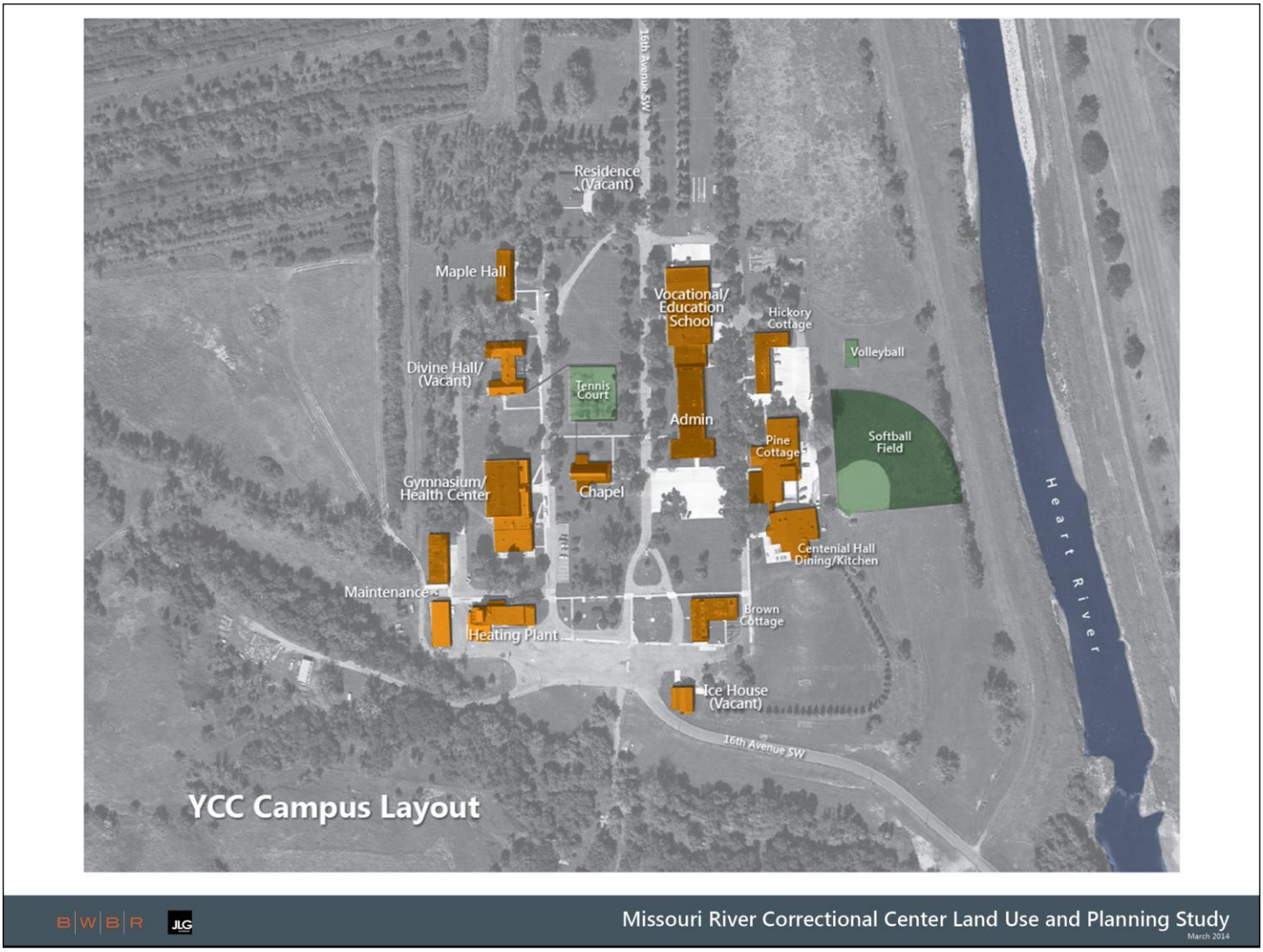
A ridge line divides the 1600 acres, with the YCC sitting on the lower plateau on the east.

Access to the YCC is from the north via Main Street and 15th Avenue Southwest, and from the south via 10th Avenue Northwest and 15th Avenue Southwest. Outside of the property boundary, to the North is some Residential, to the West is open prairie, to the South is the USDA Field Research Campus and Test Plots, and to the East is the Heart River. The site has not been known to flood, even though FEMA has yet to determine whether the YCC is in the flood plain or not.



BWBR JLG Missouri River Correctional Center Land Use and Planning Study March 2014

Within the YCC portion of the site, to the north is heavy wooded land. To the west is a portion of land that's leased to Hebron Brick. To the south is the ridge line. And to the east is open space up to the dike along the Heart River. The remainder of the site consists of research land, pasture, and a sand and gravel pit.



The mission of the Youth Correctional Center is to provide professional, team-oriented juvenile correctional services to troubled adolescents within a safe and secure environment.

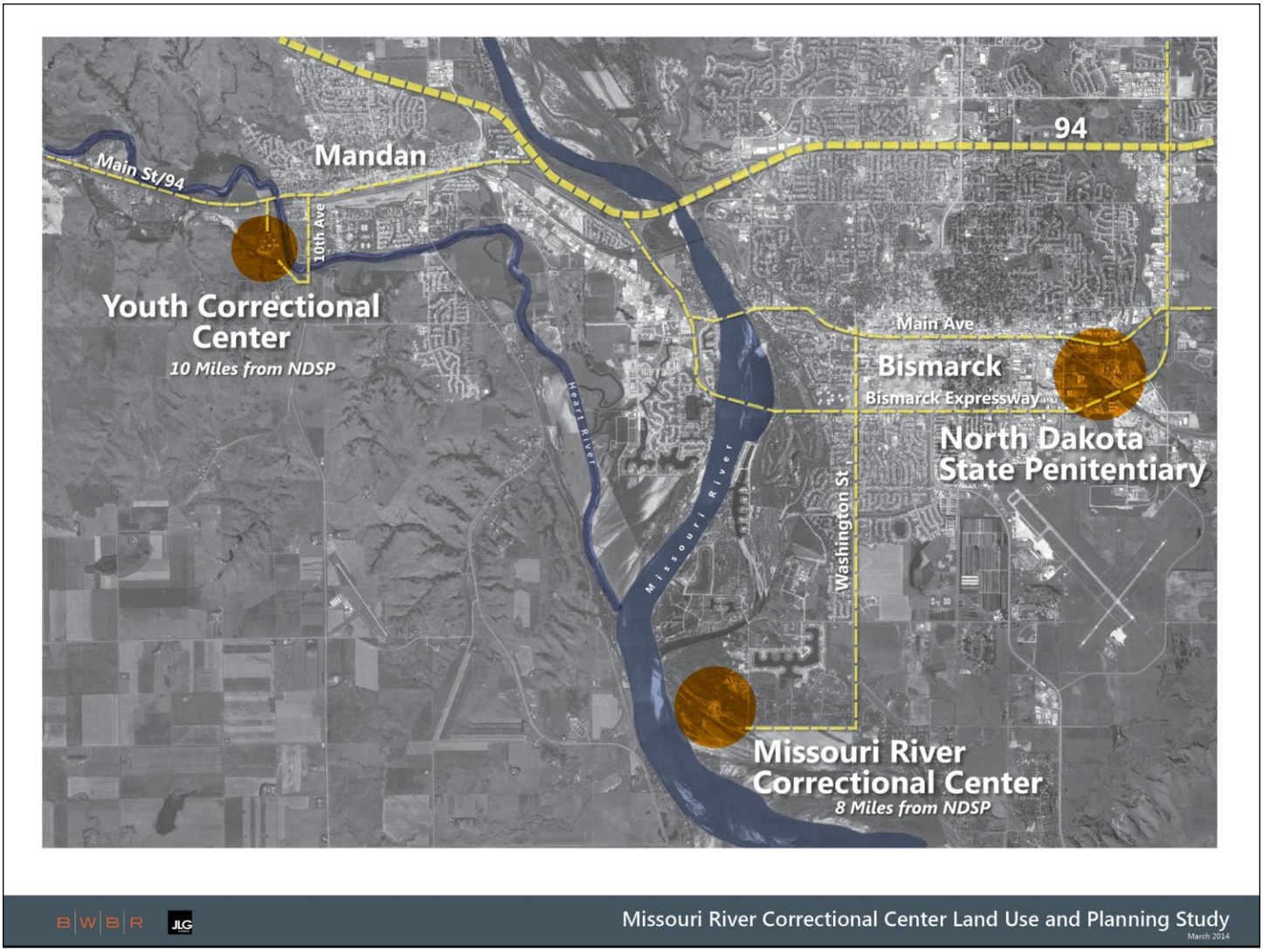
The campus sits on approximately 225 acres and is set up much like a college campus. The YCC has the ability to house 90 juveniles, both male and female, in 4 residential cottages… Brown, Pine and Hickory Cottages are the male dormitories, and Maple Cottage is the female dormitory. The school is at the center of campus surrounded by a number of other buildings that help support the YCC's Mission…Centennial Hall (kitchen/dining), Chapel, Gymnasium, Heating Plant/Maintenance. Students spend a majority of their time in the school building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. Once again, there is no fence around the property, reinforcing the rehabilitation mission of the facility.

The following images are to help show the character of the campus.

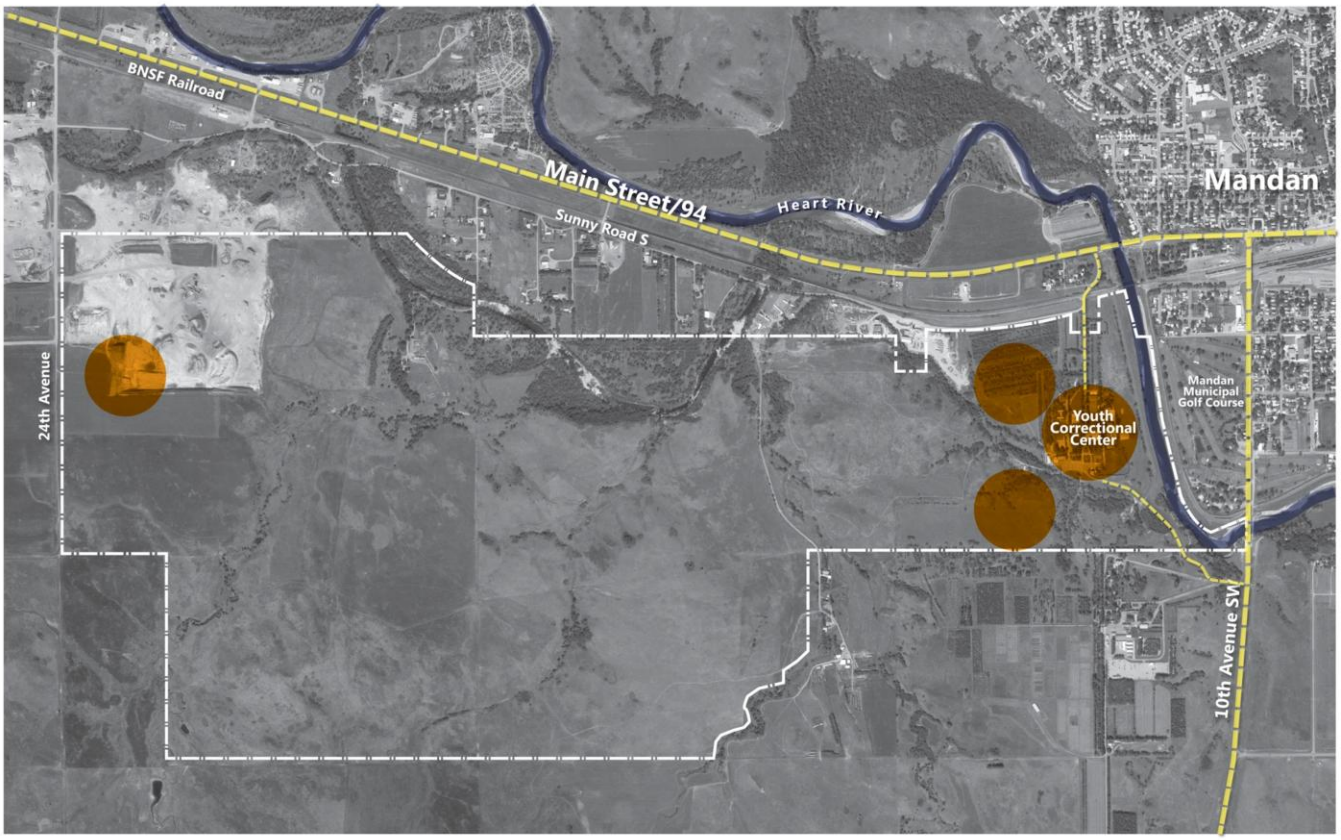
As you enter the campus from either the north or the south, there's a sign warning you that you're entering a correctional facility.

You can easily see the resemblance to any collage campus… the sequence of entry, separate use of buildings…

A hierarchy of roads and pathways, open green space… the grounds are heavily wooded and well maintained.



Now that we've given you some background about each of the facilities, we'd like to discuss the first portion of the bill, which addresses the feasibility and desirability of relocating the Missouri River Correctional Center to a site adjacent to the Youth Correctional Center.



B|W|B|R JLG Missouri River Correctional Center Land Use and Planning Study
March 2014

As was mentioned earlier, the state owns about 1600 acres of land around the YCC. We looked at 3 different locations to put the MRCC… directly adjacent to the YCC on the lower plateau, adjacent to the YCC but up on the bluff, and then we looked at the entire rest of the property and found a flat spot near the gravel pit.

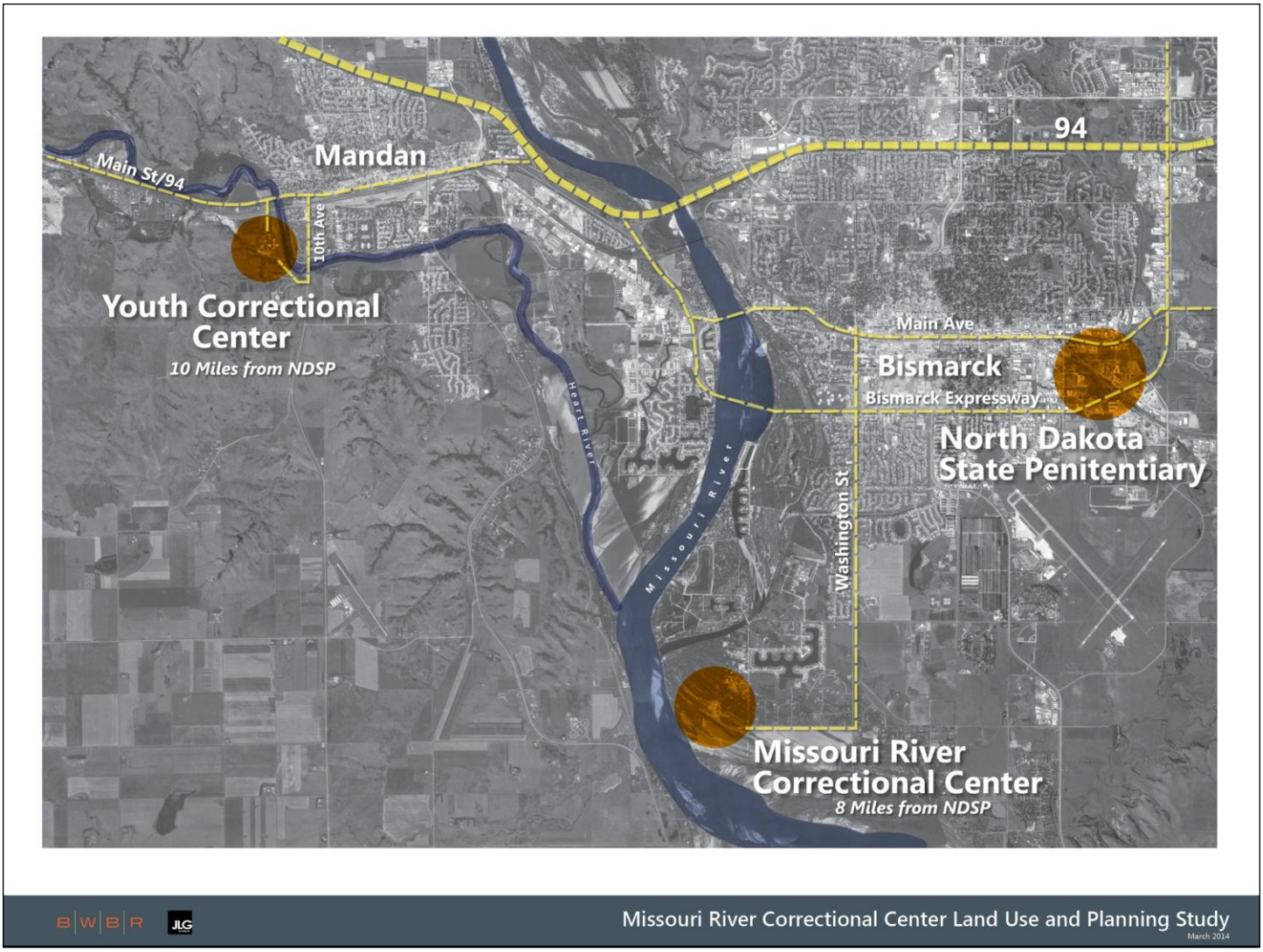
We focused on the two sites adjacent to the YCC. For the purposes of the study, we assumed a MRCC facility of approximately 75,000SF (currently they have about 55,000 and are using about 40,000SF), along with the Rough Rider Industries metal shop. We're also showing the potential of a fence.

The lower plateau site offers the ability to have a second entry point. The access road would also act as a buffer between the new MRCC and the YCC.

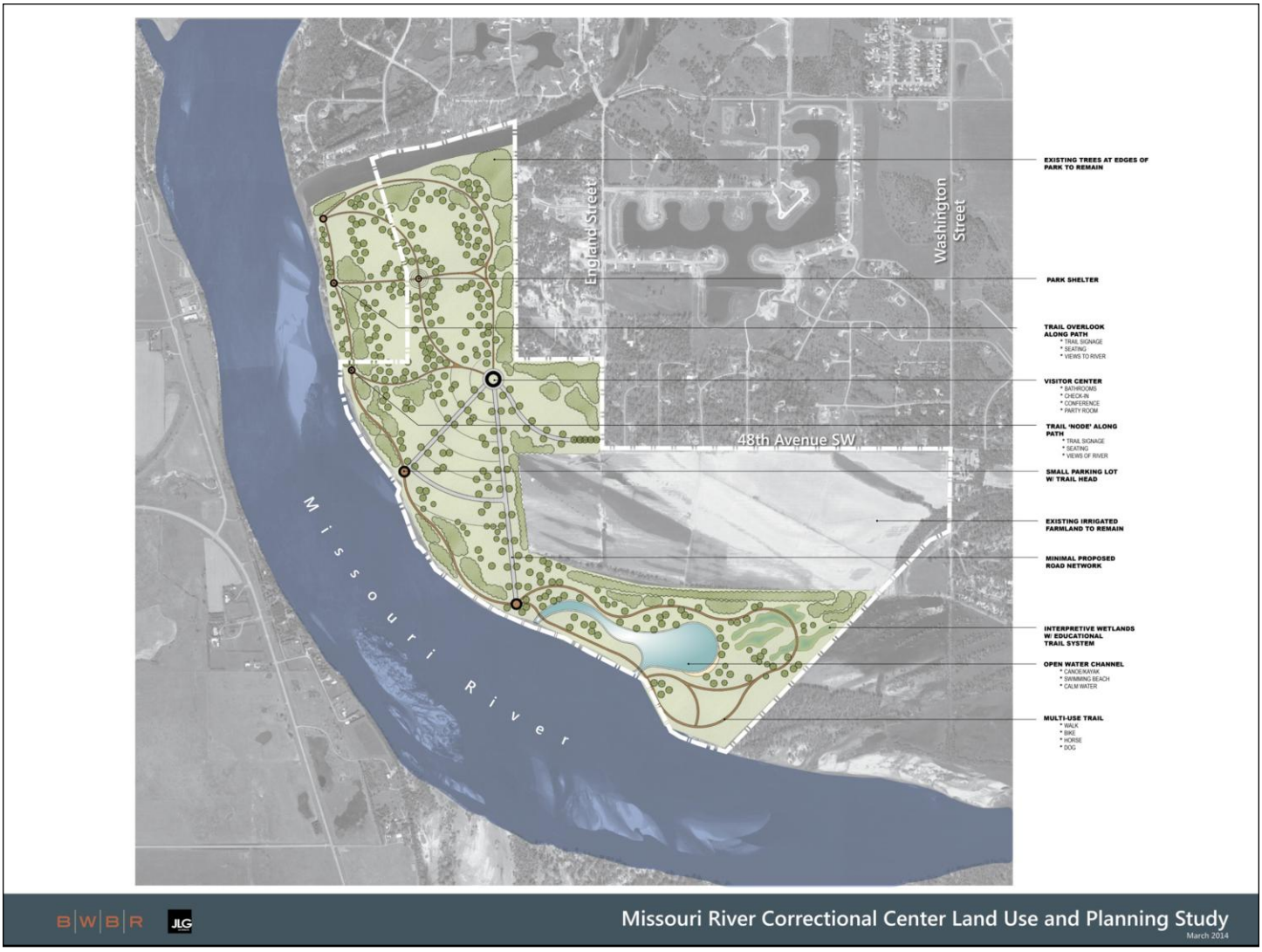
The upper bluff site does only allow 1 entry point, which may cause some concern given the slope of the drive up the ridge.

The biggest issue we need to address is the complete site and sound separation between adult offenders and youth offenders. When we looked at the possibility of sharing any facilities, the site/sound separation requirement makes it very difficult. There may be some efficiencies in the sharing of staff (maintenance, medical), but not the sharing of spaces. Even the physical plant doesn't make sense to share based on the amount of SF required, and the physical distance between the two to maintain the site/sound separation.

When we look at the feasibility and desirability as requested by the Senate Bill…
- both sites are certainly feasible (there is enough land to fit the program)…
- however, the desirability is open for debate, which is why we need your feedback.



Finally, we'll discuss the second portion of the bill, which is the land use study to review options to develop all or a portion of the current MRCC site into a public day park.



Concept "A"

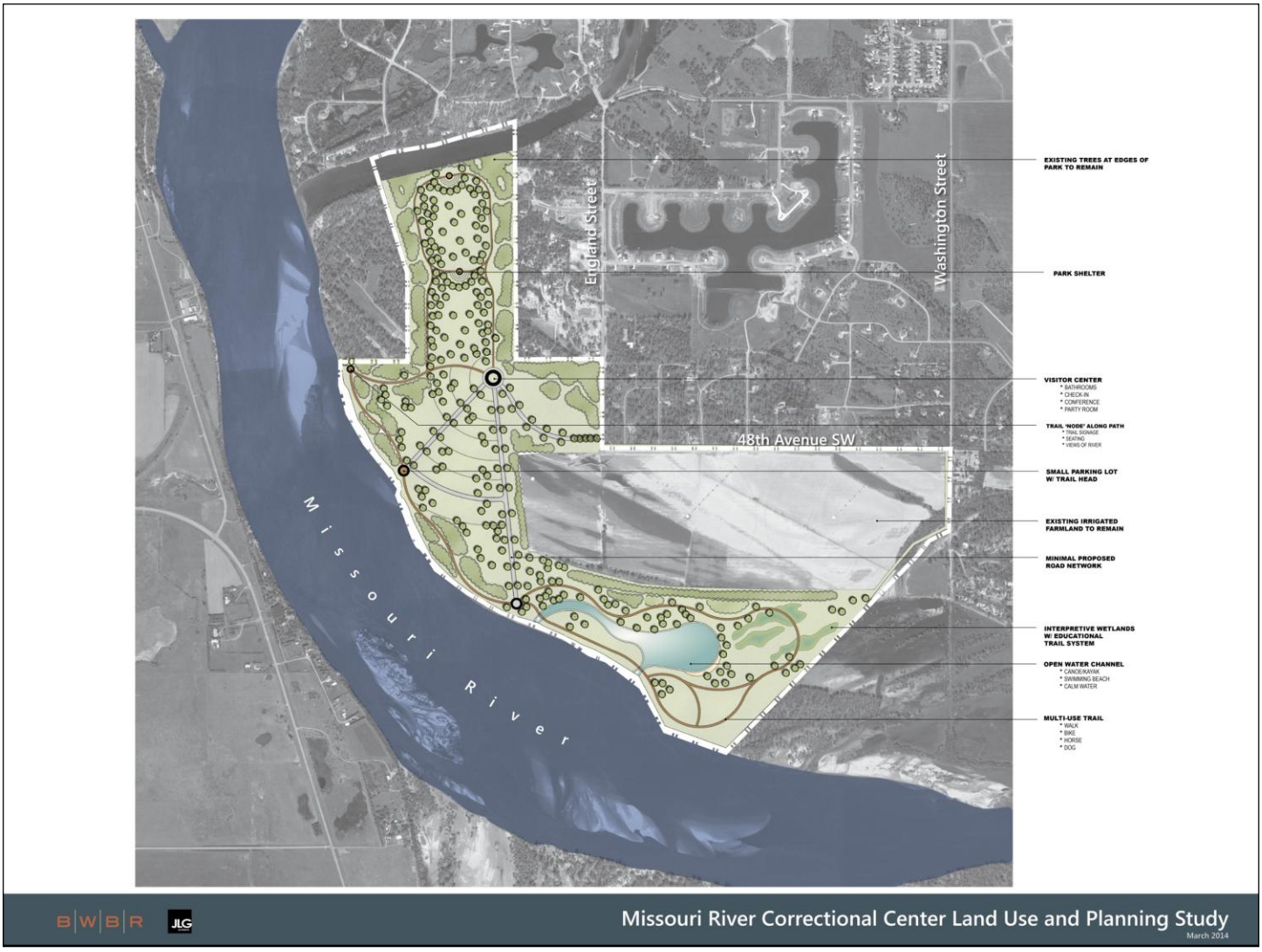
The first park design concept assumes the MRCC is re-located to the existing YCC Site near Mandan, ND. This park layout used a large portion of the state owned land, yet retains about 300 acres of existing cropland. The remaining public land (+/- 600 acres) would be converted to a large, regional day use park. The primary park building would be placed where the existing MRCC campus is located. The existing road network to the MRCC would be used as the entry into the park. Further studies would need to take place to see if the existing MRCC buildings could offer adaptive reuse opportunities for the park.

The primary park building could contain a small parking lot which would allow visitors to understand the nature and extents of the day use park. This park building could also include an office, a meeting room, restroom facilities with showers, and a warming house.

From the primary park building a simple, paved road network would take visitors out to the south west and south portion of the park. From the paved roadways a hierarchy network of trails would lead visitors out into the park. The trails system would be both paved and compacted aggregate and would accommodate a variety of uses. The paved trails would be approximately 10' wide an would allow a variety of activities such as walking, running, biking, roller blading and possibly cross county skiing in the winter seasons. The single-track trails, which would only be 12-24" wide could offer visitors a more intimate trail experience while minimizing the impact to the existing vegetation and landscape. The single-track trails could be used for hiking, Mt. biking, horseback riding and would be arranged in a "stacked loop" system. The stacked loop would allow a physical progression to the trail network, thereby adding mileage and increasing physical endurance with each loop.

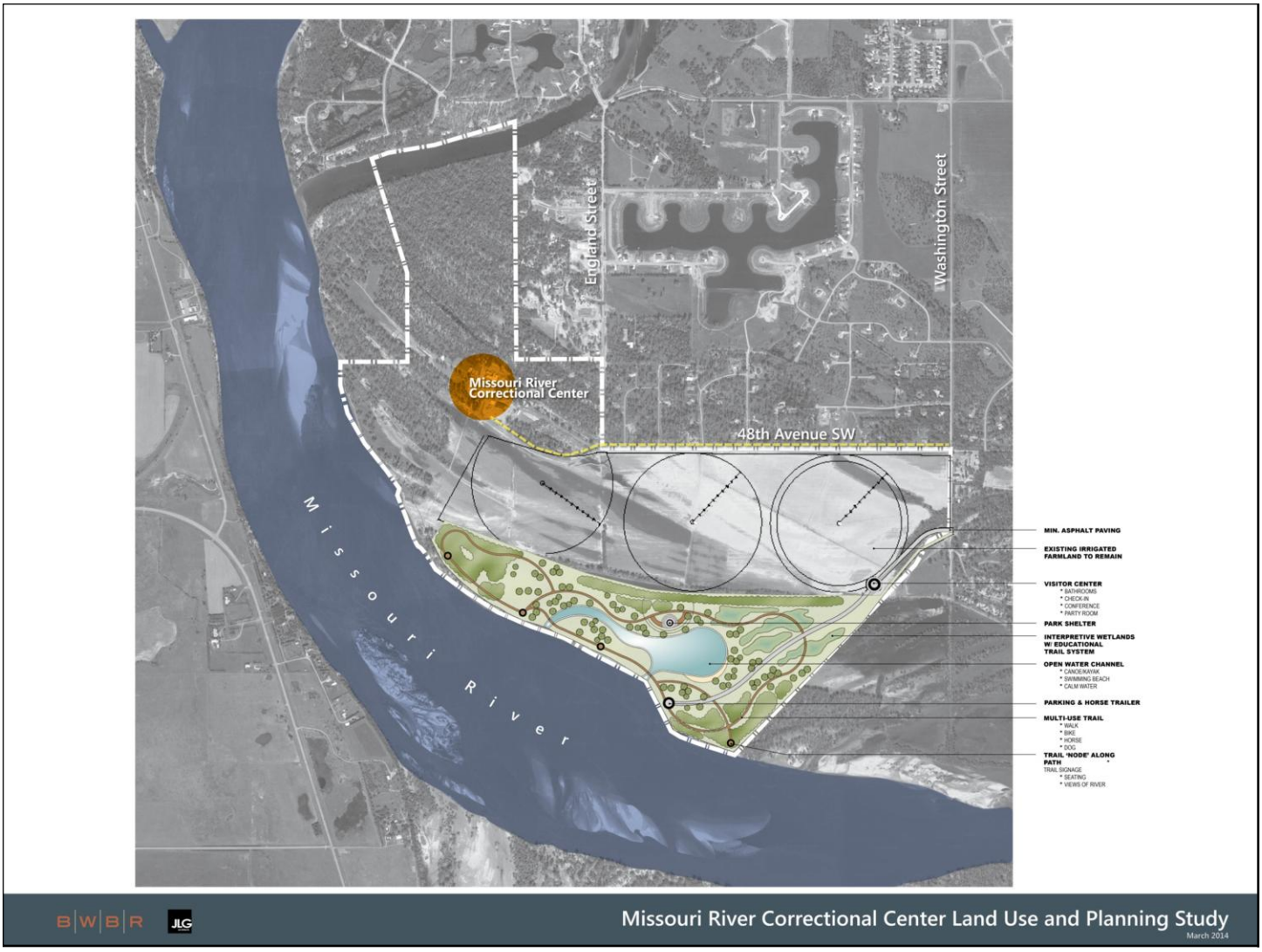
To capitalize on the natural floodway on the south portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity.

The cropland would remain in production and provide cash rent back to the State of North Dakota. The (3) existing center pivot irrigation systems would remain intact.



Concept "B"

The second park concept also would assume the MRCC is to be relocated to the existing YCC site near Mandan, ND. Park concept "B" shares many of the similar park layout ideas as Park Concept "A", except this concept does not utilize the existing (+/- 80 acres) land which the state park currently owns located directly adjacent to the existing MRCC site.

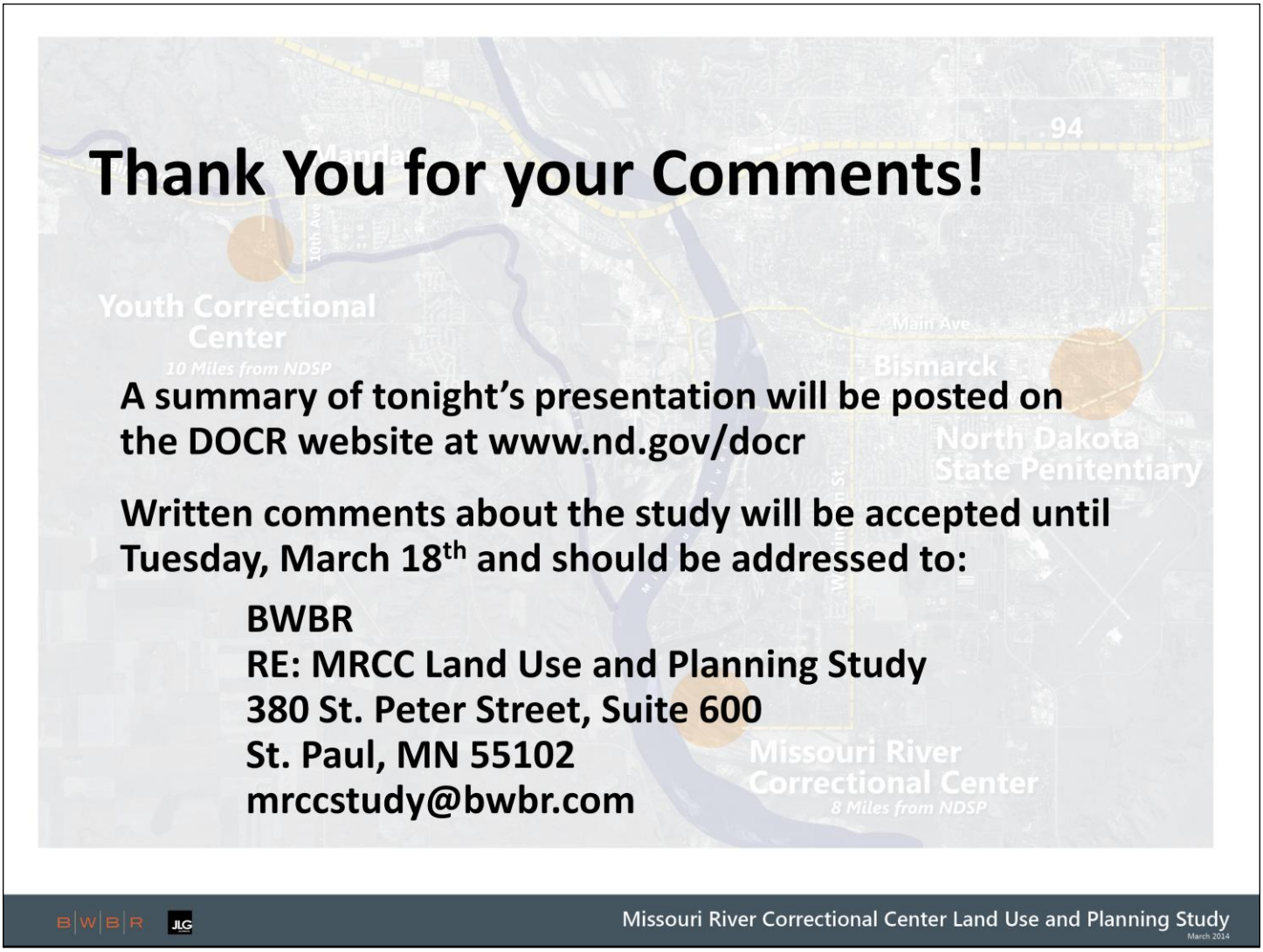


Concept "C"

The third park concept keeps the MRCC on the existing site. In this layout, nearly all the existing agricultural land (+/- 300 acres) would remain in production. The agricultural land would serve (2) purposes in this layout; First, the land would be cash rented back to the State of North Dakota. Second, the existing agricultural land would serve as a physical bufferyard between the MRCC and the day use park.

The park would be created on the southern (+/- 200 acres) section of the existing property. This area of the site was significantly impacted during the flood of 2010 and as a result would need considerable improvements including removing sand, revegatation and clean up. Like concept A and B, this park would have a park building, but this building would be located at the SE corner of the property. The building would be placed here to meet people before they get into the park area and would be constructed outside the floodway.

To capitalize on the natural floodway on this portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity.

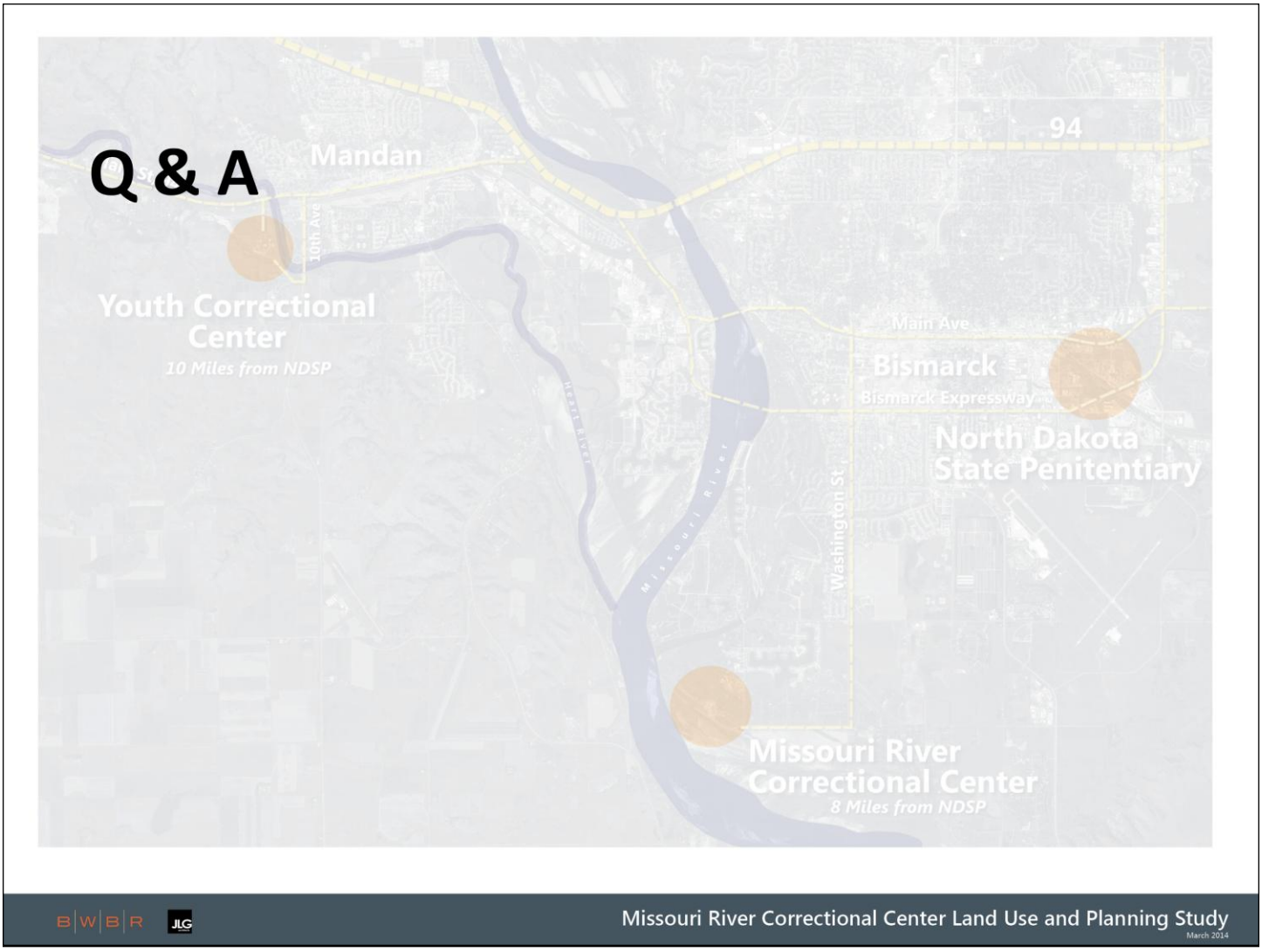


That concludes the presentation portion of tonight's meeting. Everyone will receive a comment card to fill out, so whether you chose to voice your opinion in front of the crowd, or leave your comments on the card, we welcome your thoughts.

Do you feel it's feasible and desirable to relocate the MRCC to a site adjacent to the YCC?
What are your thoughts on developing all or a portion of the current MRCC site into a public day park?

Written statements will be accepted until Tuesday, March 18th via the address on the screen, so if you know anyone that couldn't make it tonight, please share that information with them.

Thank you again for coming and providing your feedback.



Q: What is the existing zoning of both the MRCC and YCC sites.
A: Both sites are zoned as (P) Public. A regional park and a correctional facility are both appropriate uses for (P) Public Zoning Districts. However, even if they were not appropriate uses, state land is not required to follow city zoning districts.

Q: Who would own and maintain the proposed park concepts.
A: The scale of the site would make it a good candidate to be a regional park and state run.

Q: Is there a cost estimate complete for the proposed park concepts and the relocation cost of moving the MRCC?
A: Not at this time, but they will be a part of the final report.

Q: Is there data available for the correlation/association of contraband in the MRCC facility and its adjacency to housing development?
A: We don't have that information here, but there are camera's the monitor the grounds and contraband is tracked.

Q: Would contraband issues increase if the MRCC moves to the YCC?
A: This is one reason it's not feasible to share certain facilities. The same security measures would be used to control contraband of the site.

Q: Is there still potential to move the MRCC to NDSP?
A: That could certainly be looked at in greater detail, however that is not a part of this study.

Q: Could the dike be incorporated into the park?
A: It certainly could, however that will greatly increase the cost associated with the park.

B|W|B|R

Meeting Participants

MEETING DATE / TIME: March 04, 2014

SUBJECT / PROJECT: MRCC Land Use and Planning Study

BWBR COMM. #: 3.2013227.00

MEETING LOCATION: Brynhild Haugland Room

√	NAME	PHONE/MOBILE	EMAIL
	Dave Krubberhoff	328-6135 ~~[illegible]~~	dkrubber@nd.us
	EARL TORGERSON	426-3006	earl.torgerson@bismarckstate.edu
	Brian Gehring	250-8254	brian.gehring@bsme.edu
	Leann Bertson	328-6616	lebertsc@nd.gov
	Mark Zimmerman	~~[illegible]~~ 328 5361	markzimmerman@Nd.gov
	Ron Crouse	426-4267	rcrouse@nd.gov
	Lenore Kuntz	663-4928	lenkuntz@nd.gov
	Lon Romsaas	220-9722	lromsaas@swenson hagen.com
	Lisa Bjergaard	328-6674	lbjergaa@nd.gov
	Keith Rasmusson	328-6133	krasmussc@nd.gov
	Colby Braun	204-2216	cobraun@nd.gov
	Joey Joyce	426-2809	jrjoyce@nd.gov

√	NAME	PHONE/MOBILE	EMAIL
	Rick Gardner	400-2449	rlgardner@nd.gov
	Randy Axvig	400-7363	raxvig@prengrbis.net
	BRENDAN BOHN	258-3493	bbohn@prengrbis.net
	Wayde Schafer	663-0921	wayde.schafer@hotmail.com
	Jena Nolte	258-5956	jnolte@jlgarchitects.com
	Mary Rebenitsch	667-1923	mrebenitsch@juno.com

From:	Blaine and/or Paula Nordwall
To:	Johansen, Ryan
Cc:	Blaine & Paula Nordwall
Subject:	Missouri River Correctional Center Study
Date:	Thursday, March 13, 2014 7:09:28 PM

Mr. John Strachota, Principal in Charge
Mr. Mark Ludgatis, Project Manager

We understand that BWBR, with its partners, has contracted with the State of North Dakota with respect to a legislative study to determine whether to move the Missouri River Correctional Center (MRCC) to a site adjacent to the Youth Correction Center (YCC) near Mandan and turn the existing MRCC site into a State Park. We were out of the State and unable to attend the public informational meeting held by the North Dakota Department of Corrections and Rehabilitation on Tuesday, March 4th, 2014. However, we understand that BWBR is accepting comments until March 18, 2014. This is a comment for your consideration, and for consideration by any deciding legislative committee.

We are nearly life-long residents of North Dakota, and residents of the Bismarck-Mandan area since 1977. We have used and enjoyed the parks in this area, and elsewhere in North Dakota, throughout that time. We have played, camped, hiked, canoed, picnicked, and virtually everything else one can enjoy in a park. One thing is abundantly clear: The public parks in the Bismarck-Mandan area are heavily used, often crowded, and very valuable. North Dakota now has a wonderful opportunity to add to its limited stock of parklands, and to alleviate the park crowding currently experienced. A new park would serve generations to come.

We try to be frugal, and know that the legislature does the same. "Concept A," as described in the .pdf document at http://www.nd.gov/docr/media/docs/ND%20DOCR%20MRCC%20Public%20Hearing%20Summary.pdf, describes developing much of the MRCC property into a primitive park, and serves the interests of frugality, in these ways:

- Much of the property is in a floodplain. Constructing, maintaining, and protecting flood-hardened, non-primitive improvements (such as exist as part of the MRCC) is costly, and much cost would be avoided by converting it to parklands.
- MRCC's existing functions could be established near to, and to some extent in conjunction with, existing YCC facilities and operations. New real estate need not be acquired.
- Existing unused parklands could be incorporated.
- Existing cropland that is part of the MRCC property could continue in its present use, but could be even better used if managed for research purposes, perhaps in cooperation with NDSU or its extension services; or (with the simple addition of irrigation hydrants) the cropland could become a community garden.

Concept A also serves to preserve, to some extent, the view shed of Ft. Lincoln State Park, one of the area's premier attractions. The absence of development of this riverine property would contrast starkly with the extensive and ongoing development both up and down the Missouri in Morton and Burleigh Counties.

Please consider these concerns and views in preparing the report of this study.

Thank you.

Paula and Blaine Nordwall
723 2 2nd St
Bismarck, ND 58501

From: Guy Fawkes
To: Johansen, Ryan
Subject: Move the MRCC re: hunting
Date: Friday, March 14, 2014 10:04:52 AM

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yes, move the MRRC to Mandan.

I'm not the only hunter who is ticked off knowing that DOCR staff use the bottom land as their personal private hunting territory.

From: Corinne L
To: Johansen, Ryan
Subject: MRCC comment
Date: Tuesday, March 18, 2014 4:04:06 PM

Thank you for taking public comments on the MRCC property.
I very much would like to see this land converted to a primitive nature park! Considering the devastation of beautiful places in the western part of the state from out-of-control oil development, our state needs to preserve or create any natural, green places that it can. This land is very well situated as it is directly across the river from Ft. Lincoln State Park and is the view seen from the park. This viewshed is an important part of the experience of the park and would be best left undeveloped. Having these two parks across the river from each other will be mutually beneficial and it certainly will benefit those of us who need natural places to go to.
Moving MRCC to a site adjacent to the YCC will save money and services can be shared by MRCC and YCC. This seems like a reasonable, economical arrangement.
Corinne Lee
711 2nd St N
Bismarck, ND 58501

From:	Todd Leake
To:	Johansen, Ryan
Subject:	MRCC land use and planning study comment
Date:	Tuesday, March 18, 2014 2:05:06 PM
Attachments:	MRCC letter.docx

Gentlemen.

Please find the attached comment letter to the land use and planning study.

I am commenting as a member of the Dacotah Chapter of Sierra Club concerning the study as to the feasibility and desirability of moving the Missouri River Correctional Center (MRCC) to the Youth Correctional Center (YCC) and developing the current MRCC site into a public day park.

Dacotah Chapter members actively recreate in North Dakota's State Parks, both as a group and individually and therefore have a vested interest in the management and any additions to the State Park System.

North Dakota's State Park System is relatively small and given the rapidly increasing population due to the oil boom in western North Dakota, an additional park unit near Bismarck would be a welcome addition to help meet the associated increased recreational needs. North Dakota has the lowest ratio of state parks to population in the country, and the location of the MRCC lands to the city of Bismarck make it an excellent candidate for a state park to allow the people of Bismarck –Mandan access to land to recreate, and access to the Missouri River. It is befitting that the capital of our great state have, along with Fort Lincoln State Park such a magnificent public land along one of our nation's greatest rivers. In this time of environmental challenges for North Dakota, Establishment of such a park would sent a message to our states people and the rest of the country that we do care for our natural lands.

The Chapter supports park design Concept "A" with the inclusion of the 300 acres of cropland in the park design. The 300 acres could be restored to native riparian woodlands, seeded for wildlife plantings, or used as a demonstration area for best farming practices. Utilizing the cropped area as a part of the new park will provide the most benefit to the public.

On behalf of Dacotah Chapter of Sierra Club, I urge you to recommend that MRCC be moved to YCC and park design Concept "A," including the 300 acres of cropland, be adopted by the ND Legislature.

Thank you for the opportunity to comment on this important issue.

Sincerely,

Todd Leake, Chair

Dacotah Chapter, Sierra Club

2371 19th Ave. NE,

Emerado, ND 58228

From: Lisa Omlid
To: Johansen, Ryan
Subject: MRCC Land Use and Planning Study
Date: Tuesday, March 18, 2014 11:47:41 AM

BWBR
Re: MRCC Land Use and Planning Study
380 Saint Peter Street
Saint Paul, MN 55102

Re: I support MRCC Concept A

Dear BWBR:

I am writing to you about the proposed future land use for the Missouri River Correctional Center, MRCC, located just south of Bismarck, North Dakota. Of the three proposals you presented March 4th, 2014, I am in favor of Concept A, which would move the MRCC facilities to the Youth Correctional Center, YCC, Mandan, and transform the MRCC property into a large nature park.

My reason for desiring the creation of this park is extremely personal. My late partner, Jonathan Bry, knew more about the Missouri River than anyone I have ever known and, perhaps, anyone in North Dakota. He grew up in a home very near to the proposed park, spending all his summer hours outdoors in the then largely undeveloped areas on and near the river. As an adult, he became a supporter of preserving the ever disappearing natural aspects of the river, for a time even leading canoe trips from the Garrison Dam to Bismarck to show others the beauty and the importance of a river less, rather than more, developed. Creating a primitive nature park out of what is now the MRCC, would be able to forever show everyone the beauty and the meaning of the Missouri River as it (almost) originally existed, something Jonathan knew in his soul.

Some other people will surely tell you about how moving the MCC to the YCC site will increase Department of Corrections efficiency, eliminate duplication of services, and end flood exposure, saving the State and we the taxpayers money. The move will indeed do all these things. Furthermore, conscientious design of the new MRCC facilities will insure that minor YCC residents and adult MRCC inmates will not come into contact, as required by law.

And others will tell you how people now look for quality of life before deciding to move somewhere, how parks and green spaces increase quality of life, and how Cross Ranch State Park was the last park created in the State, over 30 years ago, so that turning the MRCC site into a nature park will not only benefit those of us already here but also attract new, hard-working people to our State. And they are right.

And still others will tell you that preserving this small bit of undeveloped river land across from Fort Lincoln State Park will enable everyone to forever experience looking out across the river on a vista untouched, as it has been for centuries. And this, too, is true.

Finally, I will tell you that there is something spiritual in being on and near the real, the natural, the undeveloped river. Jonathan showed me this and how precious and priceless

this experience truly is. Transforming the MRCC site into a nature park will put such an experience within everyone's grasp.

So, I think that moving the Missouri River Correctional Center to the Youth Correctional Center site is quite feasible, and I more than enthusiastically agree with turning the current MRCC property into the largest possible primitive nature park--Concept A. In memory of Jonathan, I will support and care for this park as if it were my own.

Sincerely,

Lisa M. Omlid
1325 North 21st Street
Bismarck, ND. 58501

From:	Karen Van Fossan
To:	Johansen, Ryan
Subject:	North Dakota needs a new state park!
Date:	Tuesday, March 18, 2014 10:47:15 PM

North Dakota's state parks have been life-giving and life-saving for the young people I serve as a therapist and foster mother. Preserving more of North Dakota's natural beauty would be an unequaled gift to our future generations. Please do everything in your power to create a Primitive Nature Park on the MRCC site south of Bismarck.

--

Karen Van Fossan, M.A., R-DMT
Dance Movement Therapist
428 N. 15th St
Bismarck, ND 58501
701.202.2421

From: Oscar Wenner
To: Johansen, Ryan
Cc: connie@growinjamestown.com
Subject: Parks & Prison
Date: Monday, March 17, 2014 12:47:42 PM

Most everyone I talk to about this wants the MRRC to move out and make all 1000 acres into state Park with no campers, just green flood plain. Let people watch birds, bike or walk etc. No cars, no motorboats, no ATV, no snowmobiles. Not another golf course

The current MRCC is out dated, overcrowded, and some outbuildings should be disposed of before an Act of God knocks them down.

If Mandan people grump about not wanting criminals in their backyards, or if prison guards resist moving across the river I have a real tax money saving idea:

Move the Womens Prison in New England to Jamestown. Tax paying oil people would love to fill the place within in days. . Prison system could even collect rent for a year or 3.

Move the YCC to Jamestown prison, and sell off the old dairy farm unless there is some good public reason to keep it. Does City of Mandan have enough park land? get some of that land back on Mandan tax rolls?.

Move the MRCC to Jamestown too

Many older prison guards etc would refuse to move and that would open slots for younger cheaper employees.

Jamestown has a huge building complex and lots of unused farm land. It could be the "special needs" Prison

Keep Bismarck as the "Bad Boy Big House" for violent criminals.

Just move the MRCC out of Bismarck as soon as you can, and let St Parks or Game & fish allow the people use it.

The only people I hear speaking negatively about any change are prison staff, their family or friends.
Ive met a few MRCC inmates on construction jobs. They like life at the MRCC because it means the are getting very close to parole and they want to get out and go straight---straight home.

Ozzie

From:	Carol Jean Larsen
To:	Johansen, Ryan
Subject:	Public Comment
Date:	Monday, March 17, 2014 8:45:53 PM

Public Comment from:
Carol Jean Larsen
400 N. First Street
Bismarck, ND 58501

I write in support of relocating MRCC to the state owned land adjacent to the YCC and then developing the current MRCC acres into a Day "Nature" Park.

The Draft Proposal discussed wider, multi-use trails, smaller trails that would minimally impact existing vegetation, an interpretive wetlands, calm backwater for canoeing and kayaking. This would allow a more contemplative setting.

I am an active cyclist and walker and also enjoy kayaking and canoeing.

I understand the need to maintain site/sound separation between MRCC and YCC and believe the 1600 acres of state land surrounding YCC will adquately allow for that.

Thank you for the opportunity to comment.
Carol Jean Larsen

From: Betsy Perkins
To: Johansen, Ryan
Subject: State Park, please
Date: Monday, March 17, 2014 10:05:35 PM

I urge the state of North Dakota to move the MRCC to a site near the YCC and to make the existing MRCC site into a Primitive Nature Park. Having the two correction facilities will save money. Since the land sometimes floods, it would not make sense to build anything else there - thus making it just right for a Primitive State Park. This would enhance the view from Ft Lincoln State Park. I like Park Concept "A", but would like also to have the 300 acres of cropland as a demonstration area for innovative sustainable farming practices.

Thank you,

Betsy Perkins
1112 Cottonwood St
Grand Forks, ND 58201

From: Tracy Potter
To: Johansen, Ryan
Subject: Comments on the Missouri River Correctional Center
Date: Tuesday, March 18, 2014 11:59:46 AM

To whom it may concern,

In my capacity as a state Senator, I toured the Missouri River Correctional Center (MRCC) five or six years ago. At that time there was a movement in the legislature to close the MRCC, transfer the prisoners to the proposed new penitentiary and sell the land to private developers. I opposed the transfer of this attractive piece of public land into private ownership and believed that the closure of the facility was premature. I remain adamant that the property remain in public ownership, but less certain it should be a correctional facility.

The MRCC seems to be a 1980s state-of-the-art penal facility for low-risk offenders. Its closure may no longer be premature. The reasons to close it are, it appears, three:

1. Consolidation of prisoners, and therefore staff into the new facility for budget purposes ;
2. As a transitional center, the MRCC is not as useful, due its isolation, as urban centers;
3. The highest and best use for the public is actual public use of the space as a park with access to the Missouri.

The site of the MRCC is a historic property. This is the location of the fabled Whisky Point, a den of iniquity that lured citizens south of Bismarck and across the river from Fort Abraham Lincoln. Its location across from Fort A. Lincoln State Park makes it a natural addition to the state Parks Department.

North Dakota historically has been the only state in the bottom five of states in both the categories of land and funding dedicated to its state parks system. Usage of parks near urban settings is, naturally, much higher than in those parks in more remote locations. This park, whatever it would be called, would be highly popular and would improve quality of life for all the non-prisoners of the area.

Thank you for the opportunity to comment.

Tracy Potter
President
Fort Abraham Lincoln Foundation

From: Mbma1951@aol.com
To: Johansen, Ryan
Subject: Relocation of the State Farm and use of land for public purposes
Date: Monday, March 17, 2014 3:56:25 PM

Good afternoon: It's my understanding that your group is undertaking a study of the possible relocation of the State Farm operations to a site near the YCC in Mandan. It's my hope that the current land utilized by the State Farm south of Bismarck becomes committed to public use and that is why I am writing these comments.

The land adjoining the Missouri River south of Bismarck which is now partially used by the State Farm operations is unique and irreplaceable. It is the only remaining publicly held land adjoining the Missouri River in the Bismarck-Mandan area which is large enough to become a multiple-use site for public purposes. It lies within the general outlines of the Bismarck-Mandan metropolitan area which has a rapidly growing population now well in excess of one hundred thousand persons.

Some of the land is within the flood plain and should never be utilized for other than maintenance as a wilderness preserved for public enjoyment. Other parts of the land could be used for a variety of other public recreational purposes but all with a recognition of the uniqueness of the site.

I am hopeful that your study will conclude that the State Farm land can be far better utilized for general public purposes, and that the State Farm operations can be more effectively carried on at another location.

Thank you.

Myron H. Atkinson, Jr.
P.O. Box 1176
Bismarck, NDak. 58502-1176

From: Al Coen
To: Johansen, Ryan
Subject: Support Concept "A"
Date: Monday, March 17, 2014 12:39:44 PM

I am writing this e-mail in support of Concept "A" which if I understand correctly would move the MRCC to the YCC in Mandan. This move would make it possible to have a new State Park on the MRCC site. With what is happening in the oil patch, North Dakota needs as many green spaces as possible. It seems this move would also save money whereas many of the duties can be shared by the two entities. I know many of the buildings located in the MRCC need repair which would also save money by moving the facility. I also know this area is flood prone and would be unwise to use it for development. A primitive park would fit very nicely. I strongly urge you to use the MRCC for a primitive State Park! Al Coen, amcoen@Hotmail.com , 701-730-3552 , 1534 - 30th Ave. S, Fargo, ND 58103 Thank You.

3-13-2014

Dear Sir/Madam,

My husband & I have owned property adjoining the MRCC for over 30 years. We have watched deer, turkey, racoons and many other forms of wildlife make these remaining riverbottoms their home. Bismarck is fortunate to have such a treasure literally in it's backyard.

Option 1 of course, would be our preference - (however we are not clear on what is included in the third option.) We do hope that consideration will be given to keeping this area as natural as it is today. Continued development along the Missouri has left this acreage largely unspoiled. Let's keep it that way for ours and generations to come.

Sincerely,

Deb Larson
3600 England. St.
Bismarck, ND 58504

BWBR Architects, Inc.
MAR 10. 2014

911 N. Mandan Street
Bismarck, ND 58501
March 6th, 2014

BWBR
380 St. Peter Street, Suite 600
St. Paul, Minnesota 55102

Missouri River Correctional Center Land Use Study

Enclosed please find a proposal for what I believe is a visionary, diverse approach to use of the 1,200 acres of MRCC Land south of Bismarck, ND. (Mr Bry, my co-author of this proposal, is, unfortunately, deceased since we developed this; he was a strong advocate for the Missouri River and incorporation of some of our ideas would truly honor the memory of a champion for the honoring of our River, with its nationally-significant historical and environmental values).

With its growing population, Bismarck and the surrounding region desperately needs more park space. One thing truly lacking here is walking paths that are far enough away from roadways that people can have a genuine experience of silence from moving vehicles. Bismarck does have significant amount of walking paths, but they almost all run along busy streets and/ or major roads.

Also, there are no truly "naturalistic" parks in the Bismarck area where residents and visitors can have a taste of what a traditional riverine environment actually looked, smelled and sounded like! Most of Bismarck's parks resemble what in other communities would be simply called "playing fields", not genuine parks.

I realize that incorporation of the housing and youth treatment sections of this proposal are the least feasible. However, currently I favor keeping the MRCC at its current location and finding ways to incorporate work training for the inmates that is related to park maintenance and program development. With today's surveillance technology, and skilled evaluation of their suitability, I am certain the inmates that participate in park services could be safely deployed. (After all, in some states, I understand that even convicted murderers serve in various government programs; at the MRCC center we are talking about mostly non-violent and less-serious offenders).

What I strongly oppose is any proposal for development of more luxury housing along this relatively pristine small section of the River.

If you should bring forward some of our suggestions for ways to develop the park, I hope, (in honor of Mr. Jonathan Bry), that you will at least acknowledge our thinking about this beautiful spot of land along the Missouri River here in Bismarck. Thank you for your thoughtful consideration.

Sincerely,

Marie D. Hoff

Dr. Marie Hoff
911 N. Mandan St.
Bismarck, ND 58501

Campaign Proposal

GOAL: A community campaign to maintain and develop public purposes uses of the State Prison Farm site along the Missouri River for the benefit of the general public, now, and in perpetuity.

Background: The State Prison Farm is approximately 985 acres, south of Bismarck, west side of Missouri River, near Sibley State Park. Among other options, the State Legislature is currently considering sale of this land to help pay for construction of a new prison at an undecided location. The Missouri River is recognized as one of the major rivers of North America, with an historical importance of epic proportions in the development of the United States. The Missouri is approximately 2,500 miles long. Of this, only approximately 800 miles (33 %) are in a relatively "natural" state yet. [In this context "natural" is defined as sections of the River itself, and its immediate riverine environment is not being used for commercial or residential purposes, i.e., "undeveloped"]. North Dakota once had 400 miles of Missouri River flowing it, and now only about 80 miles remain due to two large reservoirs. In North Dakota the remaining "undeveloped" sections of the Missouri are the 80 miles between Washburn and north Bismarck/Mandan area. Thus, the 2 + miles of the Missouri, bordering 985 acres of State Prison land south of Bismarck/Mandan is a small but precious natural region for all Americans, but especially North Dakotans and the burgeoning urban population of the State's capitol city.

Public-spirited citizens are encouraged:

- to consider the invaluable historical and cultural values of the Missouri River to our region;
- to consider the increasing importance of access to natural areas for the health and well-being of children and adults, including a growing elderly population in an expanding urban region;
- to consider unique opportunities to forge public/private partnerships to utilize the State Prison land adjacent to the Missouri River for public purposes;
- to consider management plans that also address the realities of a sustainable financial base for the site.
- to consider that public/private partnerships can sometimes result in a solution to a community need or goal that creates "buy-in" from a broader citizen base, and realizes the maximum of the ideal of "public" property (commonly owned and used for multiple purposes).

Brainstorming Ideas:

- A completely public use (such as a park) might be the first, ideal priority for this site, including preservation and development of walking and hiking trails along the River and throughout the woods. Planting and protection of cottonwoods and other natural vegetation along the River to prevent bank erosion would help restore the true, natural state of the riverine environment. Trail access for wheelchairs and benches for resting would respond to the needs of a growing urban elderly population who would greatly benefit from access to one of North Dakota's premier natural resources – the Missouri River.

However, following are examples of some possible public/private partnerships, mixed use goals to explore for enriched (broad public) use of this relatively natural area.

- Development of a Dakota Arboretum/ Botanical Garden, that would feature *all native* vegetables, plants, shrubs, trees. Such use would be attractive to botany researchers from local colleges and universities; educators at all age levels; the tourist industry (guided tours with opportunities to eat chokecherries, buffalo berries, native squashes, etc!); Native Plant enthusiasts, gardeners, Native Americans interested in preserving Dakota flora, etc. An arboretum or botanical garden is a major asset to communities where they exist.
- Related to, and compatible with an Arboretum, could be a nursery selling native plants for consumers (this could help support maintenance and development of the Garden). Burleigh County Soil Conservation District might be a partner in this endeavor.
- Native American groups might be interested in developing a model Earthlodge to demonstrate traditional local lifeways, especially food production and preservation, and the medicinal uses of plants. Short "rafting" opportunities demonstrating traditional Native American bull-boats and dug-outs could be a thrill to tourists!
- Some of the area currently occupied by prison buildings could be used for development of energy-efficient housing with rentals available for mixed income levels: a model "green" village featuring buildings and environmental use policies that demonstrate the latest and best in ecological preservation, use of local and recyclable materials, efficient energy (using Dakota-made solar and wind power); organic foods; low-impact transportation; landscaping with native plants, etc. The human factors of scale and diversity to promote genuine community would also be necessary. Such model villages do exist in other parts of the country and could be accessed for help in expanding this idea. People that wish to live and work in a demonstration community would need to be willing to make a financial commitment to this development. However, partnerships with government housing programs or private foundations could be explored to help avoid elitism in the housing (i.e., availability through subsidies for low- and moderate-income renters).
- Exploration with local arts groups for income-generating proposals for artistic endeavors such as outdoor concerts and theatre in a dedicated section of the park.
- Conversation with youth development groups, including public agencies, to explore how they might benefit from utilization of parts of this land space, in ways compatible with its open natural status. It is increasingly well-known among professionals working with youth that they benefit immensely from recreation, work, and relationships within natural environments. [The site is large enough that several ball-parks could be incorporated for residents in the area.]
- Consideration could be given to develop special youth-oriented treatment center and half-way housing for youth recovering from drug or alcohol abuse.
- Land preservation groups, such as The Nature Conservancy and other non-profit groups may be interested in partnerships to explore and develop (as yet unknown) public enjoyment of this land, such as bird-watching, fishing, swimming, hiking, bow hunting, camping, renting earthlodges, etc..

Conclusion: The state prison land is a resource belonging to all North Dakota. Visionary use of this natural area will earn deep gratitude from coming generations for the will to treasure a segment of our rich natural heritage for *everyone* to enjoy.

Developed by: Jonathan Bry and Marie Hoff

March 6, 2014

BWBR

BWBR Architects, Inc.
MAR 10 2014

Re: MRCC Land Use Planning Study

380 St. Peter St., Suite 200

St. Paul, Minn. 55102

To Whom It May Concern:

I read in the March 4, 2014 issue of the Bismarck Tribune that your firm issued a study of the possible uses of the MRCC here in Bismarck.

I adhere to the proposal of the City of Bismarck adjoining the adjacent land, approximately 90 acres, for possible development.

Since there is an issue with affordable housing, as well as homelessness in Bismarck, in addition to the overcrowding of the MRCC, my suggestion is to develop mixed use housing for single and multi-family housing; and, to develop half way houses or transitional facilities for paroled inmates as well as housing institutions that provide shelter and comprehensive services for the homeless.

I know the proposals need to be into your office by March 18, 2014; and, I know you need sufficient time to study and evaluate these proposals in order to get back to the city of Bismarck, the county of Burleigh, and the State Department of Corrections.

If you need greater elaboration on my suggestion; my name, address, phone number, and e-mail are below in case you need to contact me.

Sincerely,

Jay Schechter

Jay Schechter

2010 Xavier Street, Apartment 311

Bismarck, ND 58501

(701) 202-9679

e-mail: jsche@mail.com

March 14, 2014

BWBR
RE: MRCC Land Use and Planning Study
380 St. Peter St., Suite 600
St. Paul, MN 55102

Dear BWBR:

I am a lifelong resident of Bismarck/Mandan. Recreating along the Missouri River Valley has always been one of the main reasons I chose to stay and raise my family here. However, due to development along the river over the past 20 years access to the river and the wooded areas along the banks is almost non-existent. That is why I am in support of moving MRCC to YCC and implementing the Concept "A" design for a Primitive Nature Park managed by the ND parks and Recreation Department.

The cost to North Dakota taxpayers of maintaining three separate correctional facilities in the Bismarck/Mandan area is unacceptable. The buildings at MRCC are in need of costly repairs in order to remain functional. MRCC also sits in a floodplain and recent floods and been costly and since inmates have to be moved, creates a public safety concern. The truth of the matter is MRCC cannot continue to operate without a significant cash outlay. We're faced with that age old question: Do you keep the old family car that has served you well but needs a number of costly repairs, or do you let it go and buy a new car? In the long run it is cheaper to buy the dependable, new car. Taxpayer money should be put toward a new facility at YCC.

Shared staff and services, whenever feasible, with the MRCC and YCC in closer proximity will surely save taxpayer money. Laundry, maintenance, food services and some administrative duties could easily be shared.

The study mentions activities at the current MRCC site, i.e. welding, sand bagging, gardening, and raising sheep. These activities can obviously be continued at the new YCC site. In fact, my understanding is that there is already a sand and gravel pit near the YCC site.

One issue raised is the concern for sight and sound separation between YCC and a re-located MRCC. Creatively positioning buildings and screening, both natural and constructed, can certainly achieve this goal.

The Missouri River is a community resource. It, in many ways, defines the Bismarck/Mandan area. It is central to our rich cultural history. Lewis and Clark, Native Americans, agriculture and industry all gravitated to this area because of the River. Increasingly, its recreational value is a big part of what attracts new people to the area. The few parks situated along the Missouri River corridor are literally being "loved to death" by visitors. More parkland along the Missouri River is absolutely needed!

As stated earlier, I support Concept "A" but with one added provision. The 300 acres of cropland should be included in the park design. The cropped area offers a unique opportunity to include an agricultural education and interpretive component to the park's purpose. The visiting public could see how farming works or even participate in farming activities. The possibilities are endless. Trying to acquire private cropland for this concept would be rather daunting. But, here we have 300 acres in public ownership that is already part of an area being developed for public recreation. This opportunity is too good to pass up!

Moving MRCC to YCC and adopting Concept "A" with the added 300 acres of cropland will provide much needed passive, primitive recreation for the growing Bismarck/Mandan area, protect the viewshed of Ft. Lincoln State Park, eliminate the frequent damage from flooding at the current MRCC site, provide public access to the Missouri River, and provide educational and interpretive opportunities for the community.

I urge you to recommend that MRCC be moved to YCC and park design Concept "A," including the 300 acres of cropland, be adopted by the ND Legislature.

Thank you for the opportunity to comment on this important issue.

Sincerely,

Wayde Schafer
3305 Hillside Rd
Mandan, ND 58501
701-663-0944

March 14, 2014

BWBR
RE: MRCC Land Use and Planning Study
380 St. Peter St., Suite 600
St. Paul, MN 55102

Dear BWBR:

I am writing on behalf of Dacotah Chapter of Sierra Club (Chapter) concerning the study as to the feasibility and desirability of moving the Missouri River Correctional Center (MRCC) to the Youth Correctional Center (YCC) and developing the current MRCC site into a public day park.

Dacotah Chapter members actively recreate in North Dakota's State Parks, both as a group and individually and therefore have a vested interest in the management and any additions to the State Park System.

North Dakota's State Park System is relatively small and given the rapidly increasing population due to the oil boom in western North Dakota, an additional park unit near Bismarck would be a welcome addition to help meet the associated increased recreational needs.

The Chapter supports park design Concept "A" with the inclusion of the 300 acres of cropland in the park design. The 300 acres could be restored to native riparian woodlands, seeded for wildlife plantings, or used as a demonstration area for best farming practices. Utilizing the cropped area as a part of the new park will provide the most benefit to the public.

On behalf of Dacotah Chapter of Sierra Club, I urge you to recommend that MRCC be moved to YCC and park design Concept "A," including the 300 acres of cropland, be adopted by the ND Legislature.

Thank you for the opportunity to comment on this important issue.

Sincerely,

Wayde Schafer
Conservation Organizer
Dacotah Chapter of Sierra Club
311 N. Mandan St.
Bismarck, ND 58501
701-530-9288

Betty Morgan

1005 West Sweet Avenue
Bismarck, N.D. 58504
701-223-8384

March 14, 2014

Missouri River Land Use and Planning Study
380 St. Peter Street, Suite 600
St. Paul Minnesota 55102

Gentlemen:

I am writing in regard to relocating MRCC, presently south of Bismarck. I am totally in favor of moving MRCC from its current location and dedicating the present site to a primitive area. There are a number of reasons for doing this.

Such native natural areas are increasingly rare and should be saved for the use, education and enjoyment of the citizens of our country. The present view from across the river at the Fort Abraham Lincoln State Park must be preserved . To me, looking across the river and trees from atop a block house at Fort Lincoln is mind -boggling ... I see cottonwood trees, Lewis and Clark, fur traders and steamboats. I cringe at the thought of seeing houses or other development . A primitive park would be encourage people and businesses seeking a place to relocate.

There are a lot of other reasons for preserving a natural area. My own personal reason is that a natural park would be a resource available for educational purposes. We have Bismarck State University, University of Mary and United Technical College here, not to mention a number of other educational facilities. A primitive area would lend itself for an outdoor laboratory and wildlife studies. Right on our doorstep, so to speak.

Sincerely,

Betty Morgan

Betty Morgan

We are writing in response to the proposal of moving the Missouri River Correctional Center to south Mandan next to the Youth Correctional Center. The current MRCC runs and operates sufficiently. This was supported last session when the House of Representatives killed the bill that would set aside 12 million dollars to move MRCC. According to the Bismarck Tribune article Mr. Johansen stated that initial results do not support that the two facilities could share the majority of services. We **do not** agree that spending 12 million dollars to move a facility to a new location when there is "no need" and "little benefit" is a good use of state dollars. Thank You,

Kurt and Tracy Miller
Mandan, ND
701-400-7268

5955 Hwy. 1806 S.

Mandan, ND 58554

March 10, 2014

BWBR:

Being at the presentation at the Capitol, I have a few thoughts:

1. It appears that the environment of each facility fits the mission of each facility.
2. Human beings need time to adapt; how is confining people to one building containing all activities and routines, preparing people for life on the outside, especially when the people at MRCC are preparing for release?
3. Keeping three separate facilities seems like a wise decision, based on each facility's function.
4. It seems unlikely that this entire area would be a park. The cost, on top of relocating MRCC, seems astronomical.
5. The idea of sight and sound being controlled by a grove of trees on a flat plain in ND is almost ridiculous. Sound travels miles on a quiet day. Furthermore, the girls' cottage has a second floor which defies the sight barrier claim.
6. There doesn't seem to be much feasibility of sharing services. If both facilities have what they need and no more, then how would that be a possibility? People can do only so much and each facility still needs its own to operate. Buildings can't be shared either due to the mandated barriers. Security would be compromised.
7. Traffic would increase and the control of that would be difficult. Less is more in this case. Road construction, or improvement would seem to be imperative—another cost.

Thank you,
Lenore Kuntz

MISSOURI RIVER CORRECTIONAL CENTER (MRCC)

LAND USE AND PLANNING STUDY
PUBLIC INFORMATION MEETING 3.4.2014

NAME Mark Zimmerman PHONE 328.5361 EMAIL markZimmerman@Nd.gov

COMMENTS

1) Perhaps NOT feasible/desirable to move MRCC to YCC site-

2) I like proposal to have MRCC remain at present site - but develop park - 1st choice.

THANK YOU FOR YOUR COMMENTS!

B|W|B|R

MISSOURI RIVER CORRECTIONAL CENTER (MRCC)

LAND USE AND PLANNING STUDY
PUBLIC INFORMATION MEETING 3.4.2014

NAME Mary Rebenitsch PHONE 667-1923 EMAIL mrebenitsch@juno.com

COMMENTS looking at the difference in layout from MRCC to proposed YCC location, my sensation is "crowding" - is that desirable? Also, the separation from YCC looks weak. The current MRCC campus + mission look so ideal to me, I would question why to change it? Looks like they stand to lose environment, opportunity for work/mission, exercise, space. It may seem like a high concentration of facilities in a small area, but they are centrally located in the state for services. In cliche, if it's not broken, why fix it? Also, looks like huge construction costs.

THANK YOU FOR YOUR COMMENTS!

B|W|B|R

Appendix III

Space Program and Cost Summaries

Item	Function	EXISTING Unused NSF Total	EXISTING NSF Total	PROPOSED NSF Total	Remarks
MRCC Administration & Housing					
1.00	Housing				
1.01	Dormitory		9,738	12,000	
1.02	Day Room		4,219	6,000	
1.03	Toilets/Showers		1,349	1,500	
1.04	Staff Office		670	1,000	
1.05	Control		612	1,000	
2.00	Administration				
2.01	Reception		600	1,000	
2.02	Toilets		130	250	
2.03	Office		732	1,000	
2.04	Break/Lockers/Toilets/Showers		552	1,000	
3.00	Support/Program				
3.01	Multipurpose Room		1,188	1,500	
3.02	Infirmary		440	1,000	
3.03	Laundry		400	800	
4.00	Building Services				
4.01	Mech/Elec		1,212	2,000	
	Subtotal Admin & Housing	**0**	**21,842**	**30,050**	**Admin, Housing, Control, Multipurpose Room, Infirmary, Laundry**
	Net to Gross Ratio	1.10	1.10	1.25	
	Total Gross Area	**0**	**24,026**	**37,563**	
MRCC Support Functions					
26.00	Building 26				
26.01	Maintenance		4,635	5,000	
27.00	Building 27				2,320 Total
27.01	Welding		464	800	20% of Total Building
27.02	Recreation		1,856	2,500	40% of Total Building
29.00	Building 29				
29.01	Library		525	800	
30.00	Building 30				
30.01	Kitchen		1,121	1,250	
30.02	Dining/Servery		4,107	5,000	
31.00	Building 31				
31.01	Auto Mechanics	2,517			

Item	Function	EXISTING Unused NSF Total	EXISTING NSF Total	PROPOSED NSF Total	Remarks
32.00	Building 32				3,565 Total
32.01	Education		2,139	3,500	60% of Total Building
32.02	Property		891	1,000	25% of Total Building
32.03	Storage		535		15% of Total Building
34.00	Building 34				
34.01	Intake		434	800	
35.00	Building 35				
35.01	Machine Shop		1,287	1,500	
37.00	Building 37				
37.01	Carpentry	1,385			
52.00	Building 52				
52.01	Unidentified	1,554			
XX.00	Building X				
XX.01	Recreation		2,000	2,500	
	Storage	2,000			
YY.00	Building Y				
YY.01	Storage		201		
ZZ.00	Building Z				
ZZ.01	Storage		1,185	2,500	
	Subtotal Support Spaces	**7,456**	**21,380**	**27,150**	**Kitchen/Dining, Intake, Library, Education, Recreation, Vocation, Maintenance, Storage**
	Net to Gross Ratio	1.10	1.10	1.25	
	Total Gross Area	**8,202**	**23,518**	**33,938**	

Total MRCC

	Total Gross Area	**8,202**	**47,544**	**71,500**	

Roughrider Industries

1.00	Roughrider Industries		8,500	8,500	
	Subtotal	**0**	**8,500**	**8,500**	
	Net to Gross Ratio	1.06	1.06	1.06	
	Total Gross Area	**0**	**9,010**	**9,010**	**75'x120'**

MRCC - Lower Plateau Site	Quantity	Unit Cost	Total	Remarks
MRCC Building	71,500 SF			
General Construction		102.00	7,293,000	
Mechanical Construction		48.00	3,432,000	
Electrical Construction		48.00	3,432,000	
Subtotal		198.00	14,157,000	
General Conditions, Overhead, and Profit		15.00%	2,124,000	
Subtotal MRCC Building	**71,500 SF**	**227.71**	**16,281,000**	
RRI Building	9,000 SF			
General Construction		78.00	702,000	
Mechanical Construction		28.00	252,000	
Electrical Construction		26.00	234,000	
Subtotal		132.00	1,188,000	
General Conditions, Overhead, and Profit		15.00%	178,000	
Subtotal RRI Building	**9,000 SF**	**151.78**	**1,366,000**	
Site				
Security Fence	900 LF	102.00	92,000	
Civil			1,008,000	
Watermain	*Estimate*	*150,000*		
Sanitary Sewer	*Estimate*	*86,000*		
Storm Sewer	*Estimate*	*100,000*		
24'-0' Rural Road Section	*Estimate*	*120,000*		
26'-0' Urban Road Section	*Estimate*	*250,000*		
Curb and gutter	*Estimate*	*62,000*		
Parking Lot	*Estimate*	*40,000*		
Clearing and Grubbing	*Estimate*	*50,000*		
Eaarthwork	*Estimate*	*50,000*		
Upgrade Lift Station	*Estimate*	*100,000*		
Mechanical	Estimate	18,000	18,000	
Electrical/Security	Estimate	450,000	450,000	
Landscape	Allowance	100,000	100,000	
Subtotal			1,668,000	
General Conditions, Overhead, and Profit		15.00%	250,000	
Subtotal Site			**1,918,000**	
Construction Cost - Buildings and Site			19,565,000	
Design Contingency		15.00%	2,935,000	
Total Construction Cost			**22,500,000**	
Project Soft Costs		20.00%	4,500,000	
Total Project Cost - 2014			**27,000,000**	
Escalation (to Midpoint of Construction)	02/2016	5.08%	1,372,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17			**28,372,000**	

MRCC - Bluff Site	Quantity	Unit Cost	Total	Remarks
MRCC Building	71,500 SF			
General Construction		102.00	7,293,000	
Mechanical Construction		48.00	3,432,000	
Electrical Construction		48.00	3,432,000	
Subtotal		198.00	14,157,000	
General Conditions, Overhead, and Profit		15.00%	2,124,000	
Subtotal MRCC Building	**71,500 SF**	**227.71**	**16,281,000**	
RRI Building	9,000 SF			
General Construction		78.00	702,000	
Mechanical Construction		28.00	252,000	
Electrical Construction		26.00	234,000	
Subtotal		132.00	1,188,000	
General Conditions, Overhead, and Profit		15.00%	178,000	
Subtotal RRI Building	**9,000 SF**	**151.78**	**1,366,000**	
Site				
Security Fence	900 LF	102.00	92,000	
Civil			597,000	
Watermain	*Estimate*	*103,000*		
Sanitary Sewer	*Estimate*	*59,000*		
Storm Sewer	*Estimate*	*0*		
24'-0' Rural Road Section	*Estimate*	*220,000*		
26'-0' Urban Road Section	*Estimate*	*0*		
Curb and gutter	*Estimate*	*0*		
Parking Lot	*Estimate*	*40,000*		
Clearing and Grubbing	*Estimate*	*25,000*		
Earthwork	*Estimate*	*50,000*		
Upgrade Lift Station	*Estimate*	*100,000*		
Mechanical	Estimate	60,000	60,000	
Electrical/Security	Estimate	700,000	700,000	
Landscape	Allowance	100,000	100,000	
Subtotal			1,549,000	
General Conditions, Overhead, and Profit		15.00%	232,000	
Subtotal Site			**1,781,000**	
Construction Cost - Buildings and Site			19,428,000	
Design Contingency		15.00%	2,914,000	
Total Construction Cost			**22,342,000**	
Project Soft Costs		20.00%	4,468,000	
Total Project Cost - 2014			**26,810,000**	
Escalation (to Midpoint of Construction)	02/2016	5.08%	1,362,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17			**28,172,000**	

MRCC Park Concept A	Quantity		Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	64,750	SF				
Existing Building Demolition			5.00		324,000	
Civil Demolition			Allowance		10,000	
Clear and Clean Site			LS		25,000	
Mechanical Demolition			Allowance		25,000	
Electrical Demolition			Allowance		25,000	
Subtotal			5.00		409,000	
General Conditions, Overhead, and Profit			15.00%		61,000	
Subtotal MRCC Building	**64,750**	**SF**	**7.26**		**470,000**	
Park Development						
Paving, Grading, and Parking Areas					2,155,000	
Small Parking Lot at Trail Head	*2*	*EA*	*41,000*	*82,000*		
Minimal Proposed Road Network - 24'-0" Wide	*9,100*	*LF*	*125*	*1,138,000*		
Multi-use Trail	*17,000*	*LF*	*55*	*935,000*		
Park Shelters, Signs, and Furnishings					922,000	
Visitor Center Building	*3,000*	*SF*	*150*	*450,000*		
Vistior Center Building - Civil	*Allowance*	*EA*	*20,000*	*20,000*		
Visitor Center Building - Electrical	*3,000*	*SF*	*16*	*48,000*		
Visitor Center Building - Mechanical	*3,000*	*SF*	*25*	*75,000*		
Park Shelter- Type A with Footings	*1*	*EA*	*80,000*	*80,000*		
Park Shelter - Civil	*1*	*EA*	*1,500*	*1,500*		
Trail Node Shelters	*4*	*EA*	*18,000*	*72,000*		
Trail Node Shelters - Civil	*4*	*EA*	*1,500*	*6,000*		
Park Bench - 6'-0" Long	*50*	*EA*	*800*	*40,000*		
Picnic Table	*30*	*EA*	*800*	*24,000*		
Trash Cans	*30*	*EA*	*500*	*15,000*		
Park Entry Sign - Monument	*1*	*EA*	*10,000*	*10,000*		
Park Entry Gate - Metal Pipe with Lock	*2*	*EA*	*7,500*	*15,000*		
Trail Sign - Type A - Trailhead Map	*3*	*EA*	*5,000*	*15,000*		
Trail Sign - Type B - Nature Interpretive Sign	*20*	*EA*	*2,500*	*50,000*		
Trails, Boardwalks, and Fishing					389,000	
Singletrack Trails - IMBA Standard	*8*	*MI*	*13,200*	*105,600*		
Elevated Boardwalk - 8'-0" High Wetlands	*600*	*LF*	*400*	*240,000*		
Fishing Pier (Floating) - 8'-0" Wide x 60'-0" Long	*960*	*SF*	*45*	*43,200*		
Landscaping and Seeding					1,056,000	
1" B and B Trees	*666*	*EA*	*200*	*133,200*		
2 1/2" B and B Trees	*333*	*EA*	*450*	*149,850*		
5 Gallon Shrub	*2,500*	*EA*	*60*	*150,000*		
1 Gallon Shrub	*4,000*	*EA*	*15*	*60,000*		
Transplant (Spade) 6" Diameter Tree on Site	*100*	*EA*	*350*	*35,000*		
Seeding - Bluegrass Blend with 4" Topsoil	*4*	*AC*	*2,000*	*8,000*		
Seeding - Rural Blend w/ Blended Existing Topsoil	*40*	*AC*	*1,500*	*60,000*		
Seeding- Native Grass Mix w/ Blended Existing Topsoil	*120*	*AC*	*2,250*	*270,000*		
Wetlands Restoration	*12*	*AC*	*15,000*	*180,000*		
Irrigation System at Park Entry Building	*1*	*EA*	*10,000*	*10,000*		
Open Water Channel	Estimate			1,250,000	1,250,000	
Clearing and Grubbing	Estimate			200,000	200,000	
Electrical - Site	Estimate			450,000	450,000	
Subtotal					6,422,000	
General Conditions, Overhead, and Profit			15.00%		963,000	
Subtotal Park Development					**7,385,000**	
Subtotal - Construction Cost					7,855,000	
Design Contingency			10.00%		786,000	
Total Construction Cost					**8,641,000**	
Project Soft Costs			15.00%		1,296,000	
Total Project Cost - 2014					**9,937,000**	
Escalation (to Midpoint of Construction)	09/2017		11.00%		1,093,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17					**11,030,000**	

MRCC Park Concept B	Quantity		Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	64,750	SF				
Existing Building Demolition			5.00		324,000	
Civil Demolition			Allowance		10,000	
Clear and Clean Site			LS		25,000	
Mechanical Demolition			Allowance		25,000	
Electrical Demolition			Allowance		25,000	
Subtotal			5.00		409,000	
General Conditions, Overhead, and Profit			15.00%		61,000	
Subtotal MRCC Building	**64,750**	**SF**	**7.26**		**470,000**	
Park Development						
Paving, Grading, and Parking Areas					2,739,000	
Small Parking Lot at Trail Head	*2*	*EA*	*41,000*	*82,000*		
Minimal Proposed Road Network - 24'-0" Wide	*9,100*	*LF*	*125*	*1,138,000*		
Multi-use Trail	*27,800*	*LF*	*55*	*1,519,000*		
Park Shelters, Signs, and Furnishings					964,000	
Visitor Center Building	*3,000*	*SF*	*150*	*450,000*		
Vistior Center Building - Civil	*Allowance*	*EA*	*20,000*	*20,000*		
Visitor Center Building - Electrical	*3,000*	*SF*	*16*	*48,000*		
Visitor Center Building - Mechanical	*3,000*	*SF*	*25*	*75,000*		
Park Shelter- Type A with Footings - 1,200 SF	*2*	*EA*	*80,000*	*160,000*		
Park Shelter - Civil	*2*	*EA*	*1,500*	*3,000*		
Trail Node Shelters	*3*	*EA*	*18,000*	*54,000*		
Trail Node Shelters - Civil	*3*	*EA*	*1,500*	*4,500*		
Park Bench - 6'-0" Long	*40*	*EA*	*800*	*32,000*		
Picnic Table	*25*	*EA*	*800*	*20,000*		
Trash Cans	*25*	*EA*	*500*	*12,500*		
Park Entry Sign - Monument	*1*	*EA*	*10,000*	*10,000*		
Park Entry Gate - Metal Pipe with Lock	*2*	*EA*	*7,500*	*15,000*		
Trail Sign - Type A - Trailhead Map	*3*	*EA*	*5,000*	*15,000*		
Trail Sign - Type B - Nature Interpretive Sign	*18*	*EA*	*2,500*	*45,000*		
Trails, Boardwalks, and Fishing					376,000	
Singletrack Trails - IMBA Standard	*7*	*MI*	*13,200*	*92,400*		
Elevated Boardwalk - 8'-0" High Wetlands	*600*	*LF*	*400*	*240,000*		
Fishing Pier (Floating) - 8'-0" Wide x 60'-0" Long	*960*	*SF*	*45*	*43,200*		
Landscaping and Seeding					980,000	
1" B and B Trees	*600*	*EA*	*200*	*120,000*		
2 1/2" B and B Trees	*300*	*EA*	*450*	*135,000*		
5 Gallon Shrub	*2,250*	*EA*	*60*	*135,000*		
1 Gallon Shrub	*3,750*	*EA*	*15*	*56,250*		
Transplant (Spade) 6" Diameter Tree on Site	*80*	*EA*	*350*	*28,000*		
Seeding - Bluegrass Blend with 4" Topsoil	*4*	*AC*	*2,000*	*8,000*		
Seeding - Rural Blend w/ Blended Existing Topsoil	*40*	*AC*	*1,500*	*60,000*		
Seeding- Native Grass Mix w/ Blended Existing Topsoil	*110*	*AC*	*2,250*	*247,500*		
Wetlands Restoration	*12*	*AC*	*15,000*	*180,000*		
Irrigation System at Park Entry Building	*1*	*EA*	*10,000*	*10,000*		
Open Water Channel	Estimate			1,250,000	1,250,000	
Clearing and Grubbing	Estimate			200,000	200,000	
Electrical - Site	Estimate			450,000	450,000	
Subtotal					6,959,000	
General Conditions, Overhead, and Profit			15.00%		1,044,000	
Subtotal Park Development					**8,003,000**	
Subtotal - Construction Cost					8,473,000	
Design Contingency			10.00%		847,000	
Total Construction Cost					**9,320,000**	
Project Soft Costs			15.00%		1,398,000	
Total Project Cost - 2014					**10,718,000**	
Escalation (to Midpoint of Construction)	09/2017		11.00%		1,179,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17					**11,897,000**	

MRCC Park Concept C	Quantity		Unit Cost	Subtotal	Total	Remarks
MRCC Building Demolition	0	SF				
Existing Building Demolition			5.00		0	
Civil Demolition			Allowance		0	
Clear and Clean Site			LS		0	
Mechanical Demolition			Allowance		0	
Electrical Demolition			Allowance		0	
Subtotal			5.00		0	
General Conditions, Overhead, and Profit			15.00%		0	
Subtotal MRCC Building	**0**	**SF**	**0.00**		**0**	
Park Development						
Paving, Grading, and Parking Areas					1,472,000	
Parking and Horse Trailer	*1*	*EA*	*60,000*	*60,000*		
Minimal Proposed Road Network - 24'-0" Wide	*5,500*	*LF*	*125*	*687,000*		
Multi-use Trail	*13,110*	*LF*	*55*	*725,000*		
Park Shelters, Signs, and Furnishings					293,000	
Park Shelter- Type A with Footings	*1*	*EA*	*80,000*	*80,000*		
Park Shelter - Civil	*1*	*EA*	*1,500*	*1,500*		
Park Shelter - Electrical	*1,200*	*SF*	*16*	*19,200*		
Park Shelter - Mechanical	*1,200*	*SF*	*25*	*30,000*		
Trail Node Shelters	*4*	*EA*	*18,000*	*72,000*		
Trail Node Shelters - Civil	*4*	*EA*	*1,500*	*6,000*		
Park Bench - 6'-0" Long	*20*	*EA*	*800*	*16,000*		
Picnic Table	*12*	*EA*	*800*	*9,600*		
Trash Cans	*12*	*EA*	*500*	*6,000*		
Park Entry Sign - Monument	*1*	*EA*	*10,000*	*10,000*		
Park Entry Gate - Metal Pipe with Lock	*1*	*EA*	*7,500*	*7,500*		
Trail Sign - Type A - Trailhead Map	*2*	*EA*	*5,000*	*10,000*		
Trail Sign - Type B - Nature Interpretive Sign	*10*	*EA*	*2,500*	*25,000*		
Trails, Boardwalks, and Fishing					276,000	
Singletrack Trails - IMBA Standard	*4*	*MI*	*13,200*	*52,800*		
Elevated Boardwalk - 8'-0" High Wetlands	*450*	*LF*	*400*	*180,000*		
Fishing Pier (Floating) - 8'-0" Wide x 60'-0" Long	*960*	*SF*	*45*	*43,200*		
Landscaping and Seeding					567,000	
1" B and B Trees	*333*	*EA*	*200*	*66,600*		
2 1/2" B and B Trees	*150*	*EA*	*450*	*67,500*		
5 Gallon Shrub	*1,250*	*EA*	*60*	*75,000*		
1 Gallon Shrub	*2,000*	*EA*	*15*	*30,000*		
Transplant (Spade) 6" Diameter Tree on Site	*50*	*EA*	*350*	*17,500*		
Seeding - Bluegrass Blend with 4" Topsoil	*4*	*AC*	*2,000*	*8,000*		
Seeding - Rural Blend w/ Blended Existing Topsoil	*25*	*AC*	*1,500*	*37,500*		
Seeding- Native Grass Mix w/ Blended Existing Topsoil	*60*	*AC*	*2,250*	*135,000*		
Wetlands Restoration	*8*	*AC*	*15,000*	*120,000*		
Irrigation System at Park Entry Building	*1*	*EA*	*10,000*	*10,000*		
Security Fence at North Edge of Site - 8'-0" Tall	4,400	LF	55	242,000	242,000	
Open Water Channel	Estimate			1,250,000	1,250,000	
Clearing and Grubbing	Estimate			200,000	200,000	
Electrical - Site	Estimate			275,000	275,000	
Subtotal					4,575,000	
General Conditions, Overhead, and Profit			15.00%		686,000	
Subtotal Park Development					**5,261,000**	
Subtotal - Construction Cost					5,261,000	
Design Contingency			10.00%		526,000	
Total Construction Cost					**5,787,000**	
Project Soft Costs			15.00%		868,000	
Total Project Cost - 2014					**6,655,000**	
Escalation (to Midpoint of Construction)	08/2016		6.83%		455,000	2014-2015 = 3% / 2016 = 3.5% / 2017 + 4%
Total Project Cost - 2015-17					**7,110,000**	