

PRISON PLAN COMPARISON

This memorandum provides a comparison of correctional facility plans developed by Criminal Justice Institute, Inc. (CJI), to a hybrid plan being considered. The following schedule compares tasks to be completed in Phase 1 of the CJI plan to Phase 1 of the hybrid plan:

	CJI Phase 1	Hybrid Phase 1
New medical unit	Yes	Yes
New orientation/intake/classification	Yes	Yes
New general population housing	Yes ¹	Yes
New segregation/detention units	Yes	Yes
New entry area	Yes	Yes
Housing zone support	Yes ¹	No
Renovate central control	Yes	Yes
Renovate facility administration area	Yes	Yes
New visiting area	Yes	Yes
New laundry	No ²	No
Renovate food service	Yes ³	No
Expand education/program area	No ⁴	No
Expand industries	No ⁴	No
Renovate staff services	No ⁵	Yes
New outside warehouse	No ⁴	Yes
Replace or upgrade Missouri River Correctional Center	No ⁶	No
Abandon/demolish East Cellhouse	No ⁷	Yes
¹ Additional general population housing and housing zone support will be added in Phase 2 of CJI's plan.		
² A new laundry will be constructed in Phase 2 of CJI's plan.		
³ Additional food service space will be constructed in Phase 2 of CJI's plan.		
⁴ The education/program area, industries, and outside warehouse will be expanded in Phase 2 of CJI's plan.		
⁵ The staff services area will be renovated in Phase 2 of CJI's plan.		
⁶ The Missouri River Correctional Center will be relocated or upgraded in Phase 3 of CJI's plan.		
⁷ The East Cellhouse will be abandoned and demolished in Phase 2 of CJI's plan.		

⁷The CJI plan includes 20 percent for renovation contingencies. The hybrid plan includes 10 percent for renovation contingencies.

⁸Site development for the hybrid plan include \$1.8 million for demolition of the East Cellhouse.

⁹Both plans include 20 percent for project soft costs.

¹⁰Both plans include an inflationary rate of approximately 24.67 percent (calculated from February 2008 to the midpoint of construction at September 2011, at 8 percent for 2008 and 2009 and 6 percent thereafter).

The design concept of CJI's correctional facility plan is attached as [Appendix A](#).

The design concept of the hybrid plan is attached as [Appendix B](#).

The hybrid plan's Phase 1 action plan is attached as [Appendix C](#).

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