

HB 1197

Chairman Longmuir, members of the Political Subdivisions Committee. Good morning, my name is Jason Pierce. I am a City Commissioner for the city of Devils Lake, and Vice Chairman of the Lake Region Law Enforcement Center Board of Directors. I am here this morning to testify in favor of HB 1197.

Our jail in Devils Lake has outlived its life expectancy and we are in dire need of a new regional facility. We are one broken water pipe away from having to close the facility all together. (I will elaborate on that in a bit.)

With the PowerPoint presentation I am about to present, you will see multiple reasons why it has reached its life expectancy, as well as the lack of safety it provides for our LEC Staff and inmates.

This Bill would help greatly in both the building and soft costs of a new facility. Helping us to provide a safer and larger Regional Jail for our staff, inmates, and community as well as expand our Mental Health Services within the Jail. With the possibility of even having space for our Local Health Care Professionals to have their own office within the facility itself.

(Start PowerPoint)

*LAKE REGION
LAW
ENFORCEMENT
CENTER*

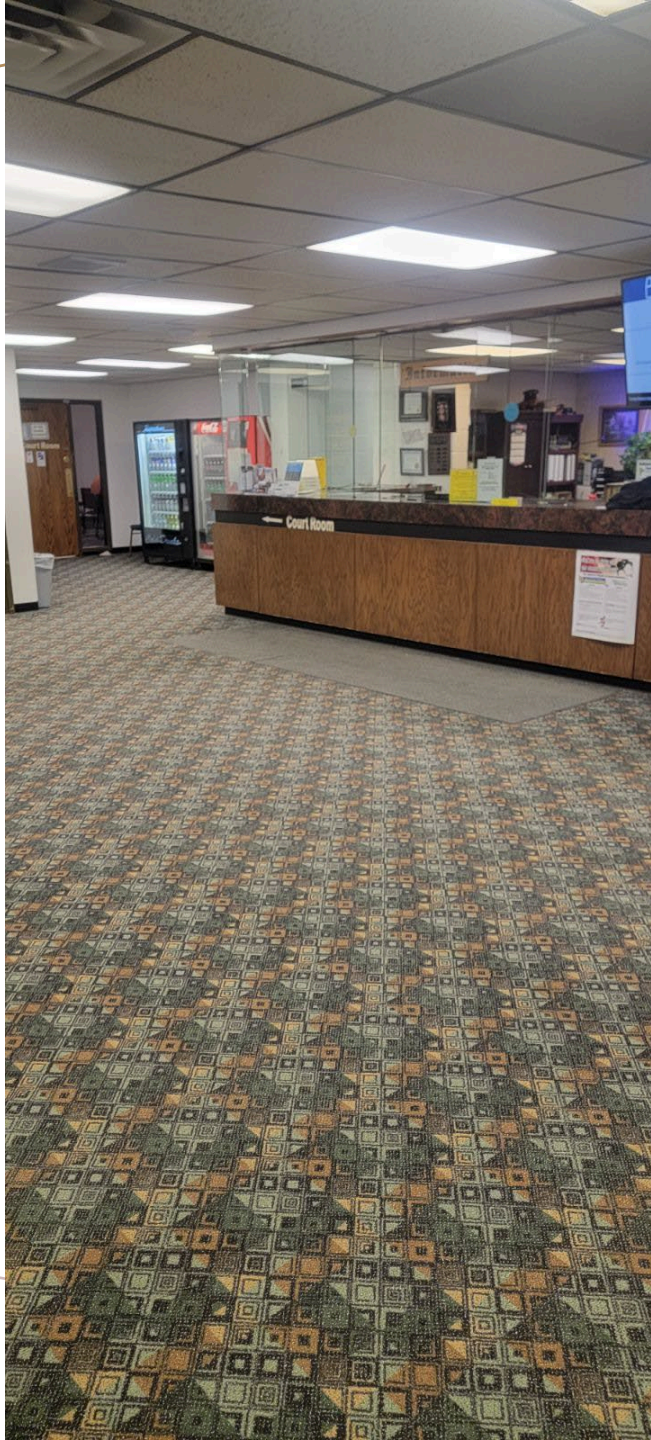
*JASON P. PIERCE
DEVILS LAKE CITY COMMISSIONER
VICE CHAIRMAN LRLEC BOARD*



AGENDA

- Current Facility
 - Age
 - Location
 - Layout of Current Jail
 - Costs
 - Reentry Center
- New Facility
 - Location
 - Possibilities
 - Safety







- 51 YEARS OLD THIS YEAR

*- USED 24 HOURS A DAY, 7
DAYS A WEEK,
365 DAYS A YEAR,
TO HOUSE PEOPLE WHO
DON'T WANT
TO BE THERE*

- 105 BEDS

*- WE ARE ONE BROKEN PIPE
AWAY FROM HAVING TO
SHUT DOWN THE FACILITY*



CURRENT INTAKE

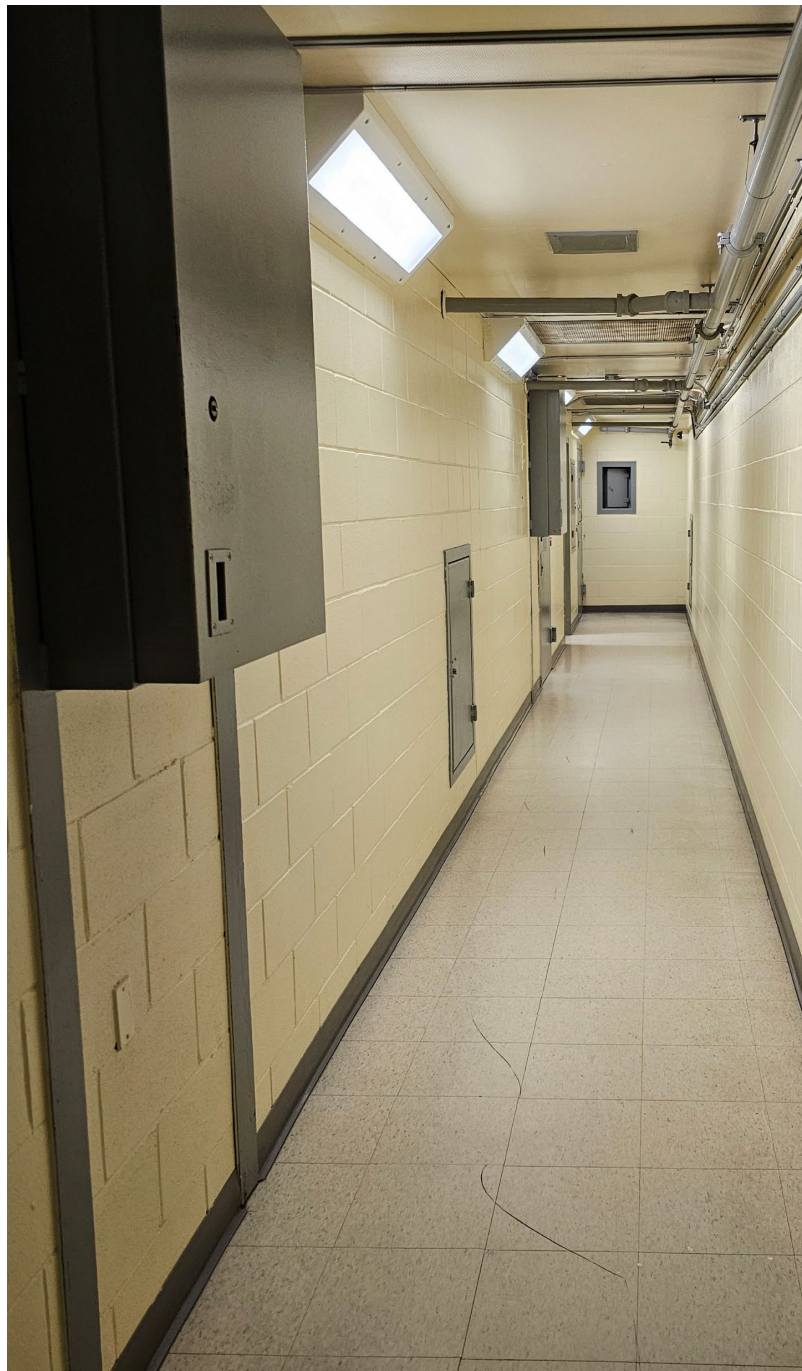


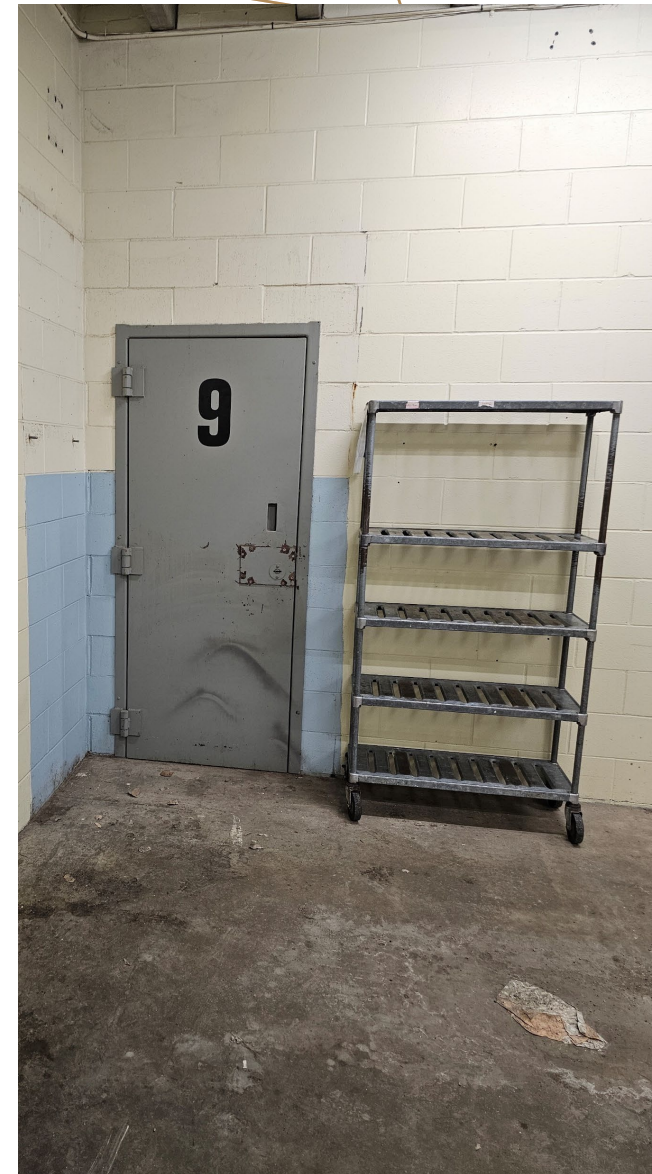
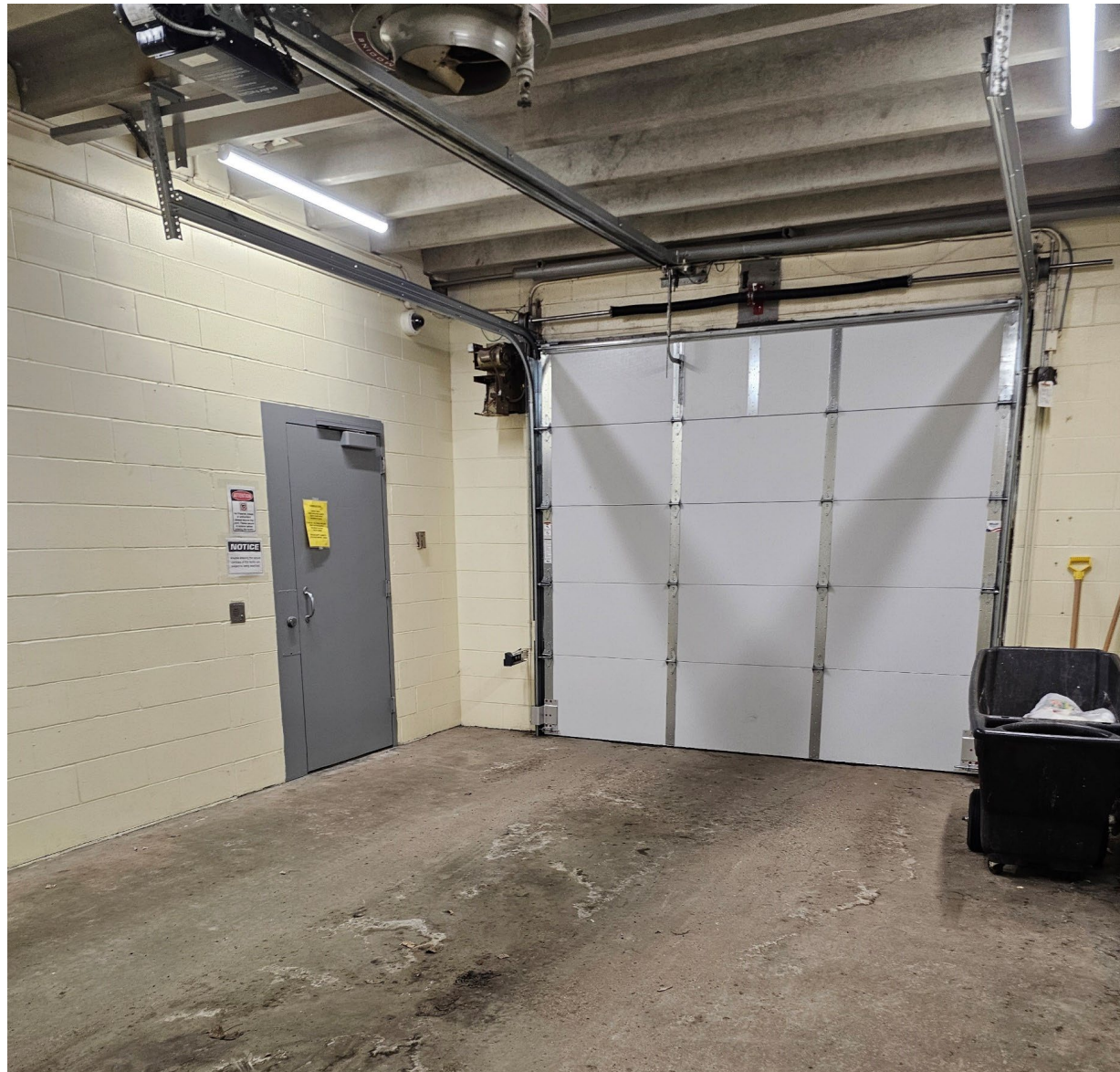


MONITORING AREA

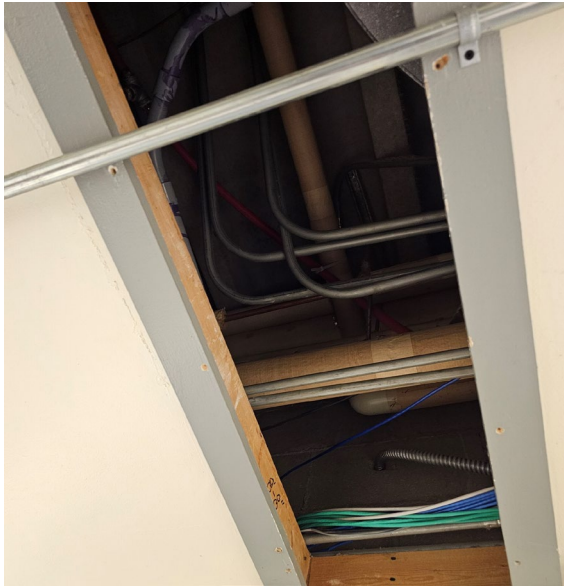
- *SEVERELY CONFINED*
- *NOT SUPPOSED TO BE IN
THE CURRENT LOCATION*
 - *DOOR ON RIGHT OPENS
INTO FEMALE WING*
 - *INMATES CAN SEE
DIRECTLY INTO ROOM*















In North Dakota, a low or moderate risk registered sex offender can live as close to a school as they want, unless specifically prohibited by their probation conditions; however, high risk offenders cannot live within 500 feet of a school, preschool, or other childcare facility.

The RRC is approximately 657 ft away from Minnie H

RECENT UPGRADES AND REPAIRS COST 2016 - PRESENT

Item	Cost
Fence (2024)	\$22,606.00
Water Heater	\$8,488.36
Boiler	\$14,385.00
Sewer Line Repair	\$1,436.00
Lights (2021)	\$36,305.00
Booking Area	\$10,000.00
Offices Upgrade	\$4,000.00
Intox Room	\$1,500.00
Property Room/Bathroom	\$1,000.00

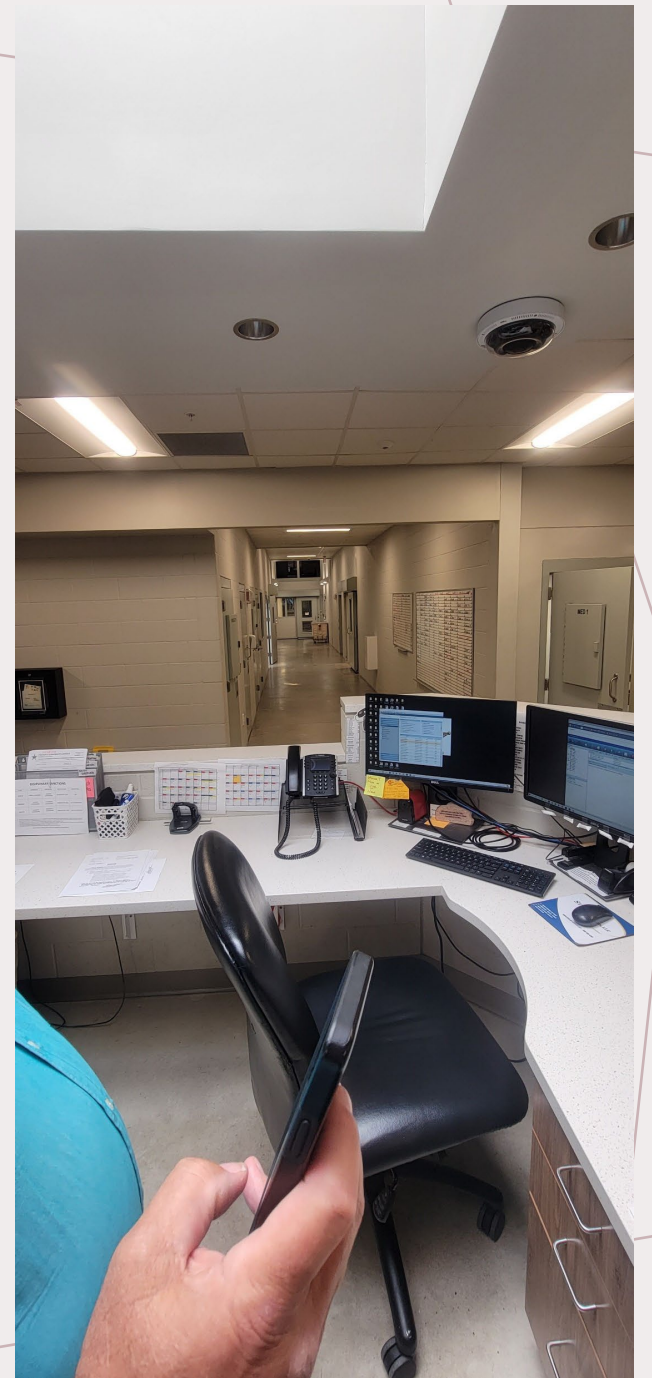
Item	Cost
Phone System	\$50,330.00
Roof Repair (2016)	\$133,804.00
Jail Management System (2023)	\$24,226.00
Security System (2019)	\$425,000.00
Misc.	\$4,500.00
Total cost so far	\$747,221.00



*PROPOSED NEW
REGIONAL FACILITY*





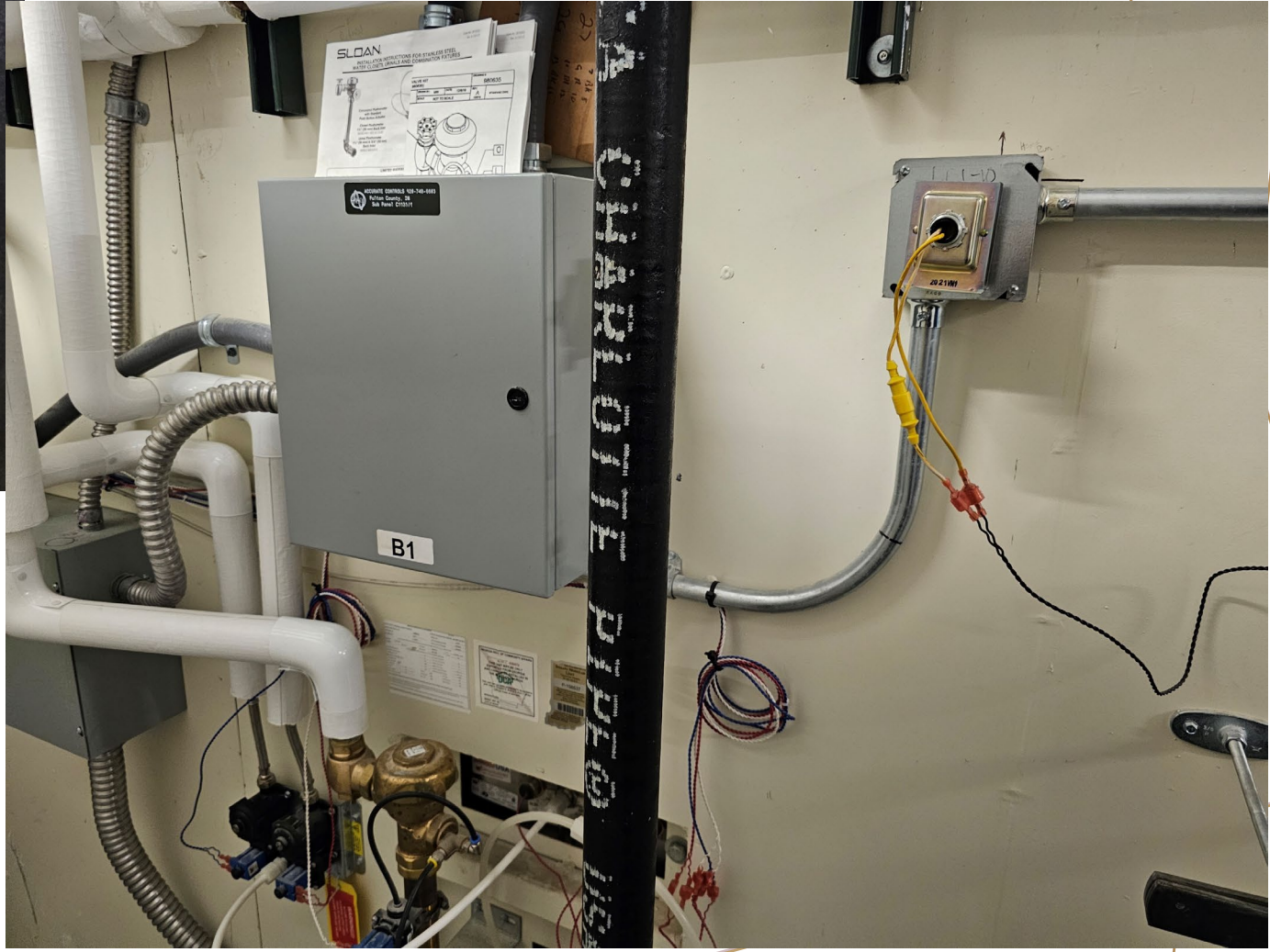


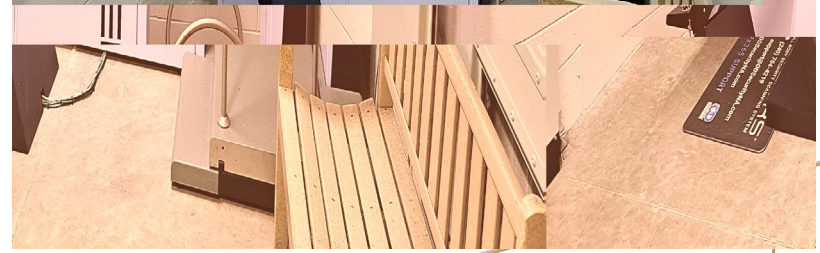
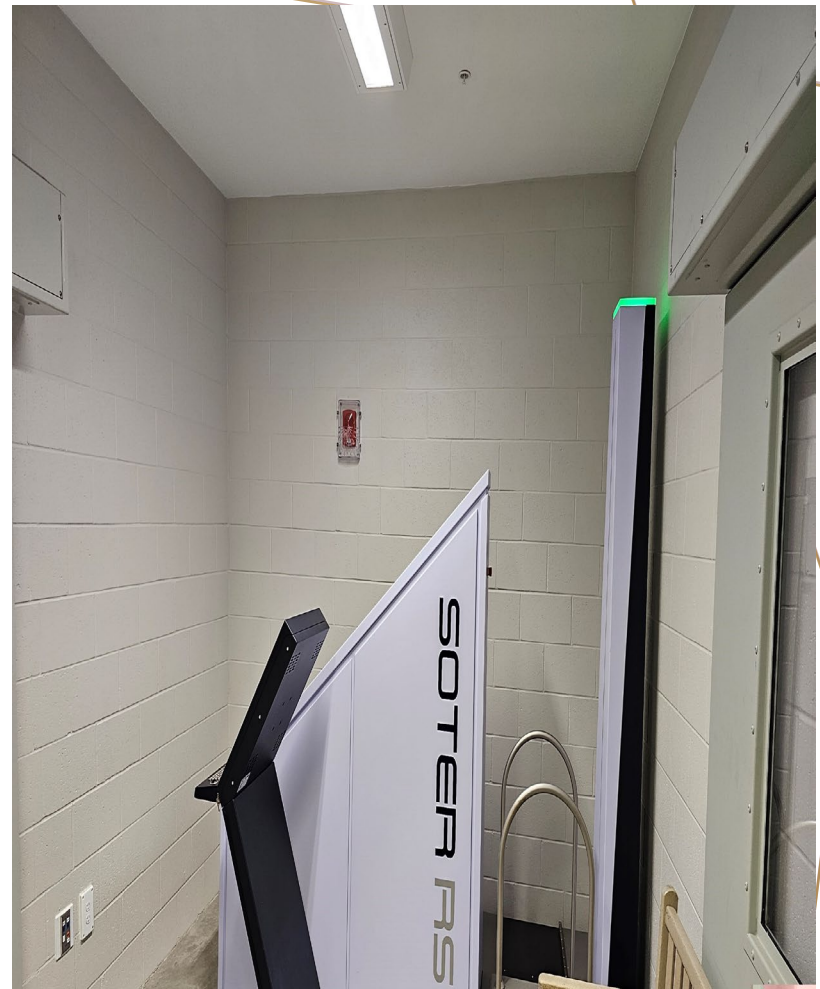




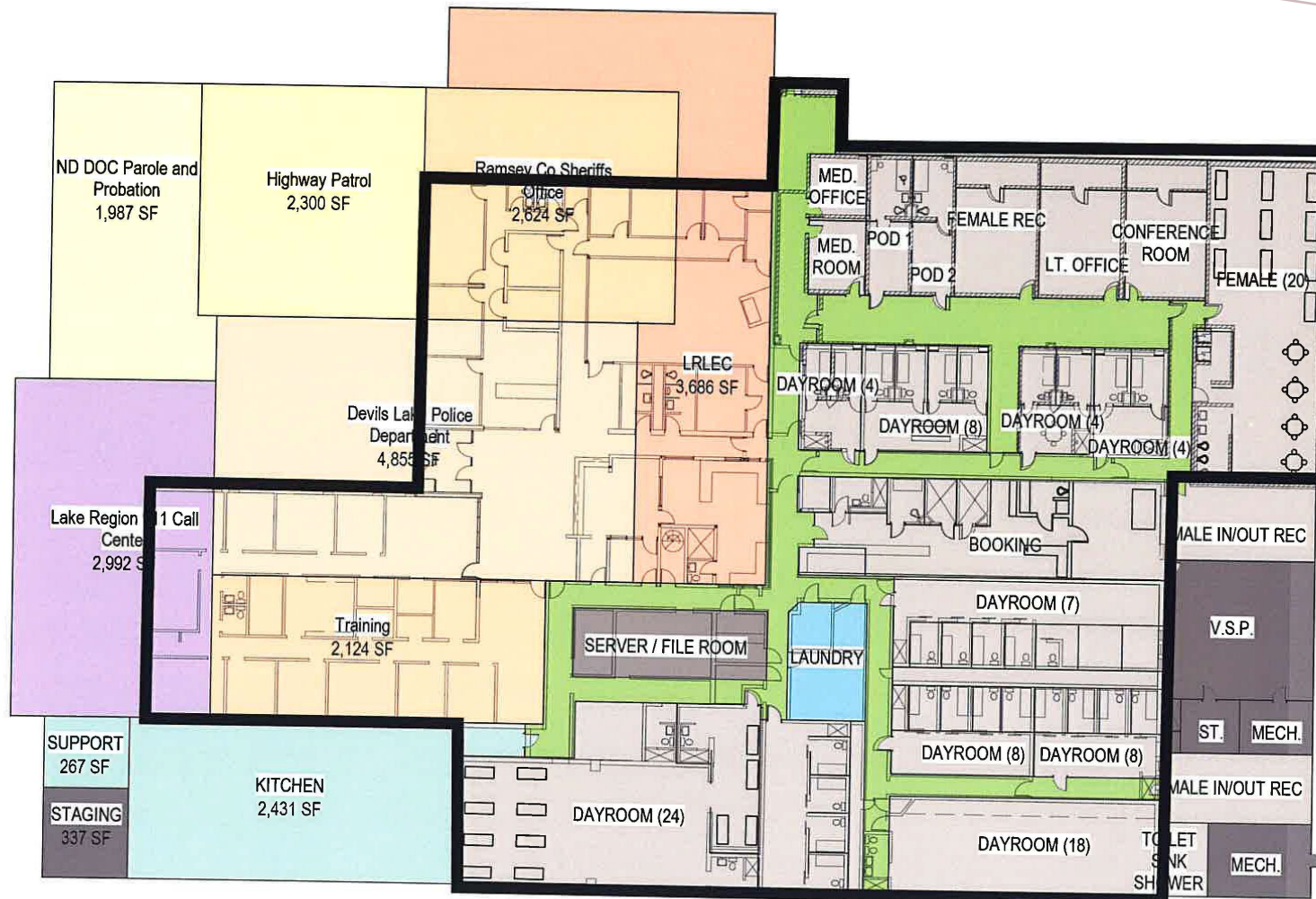








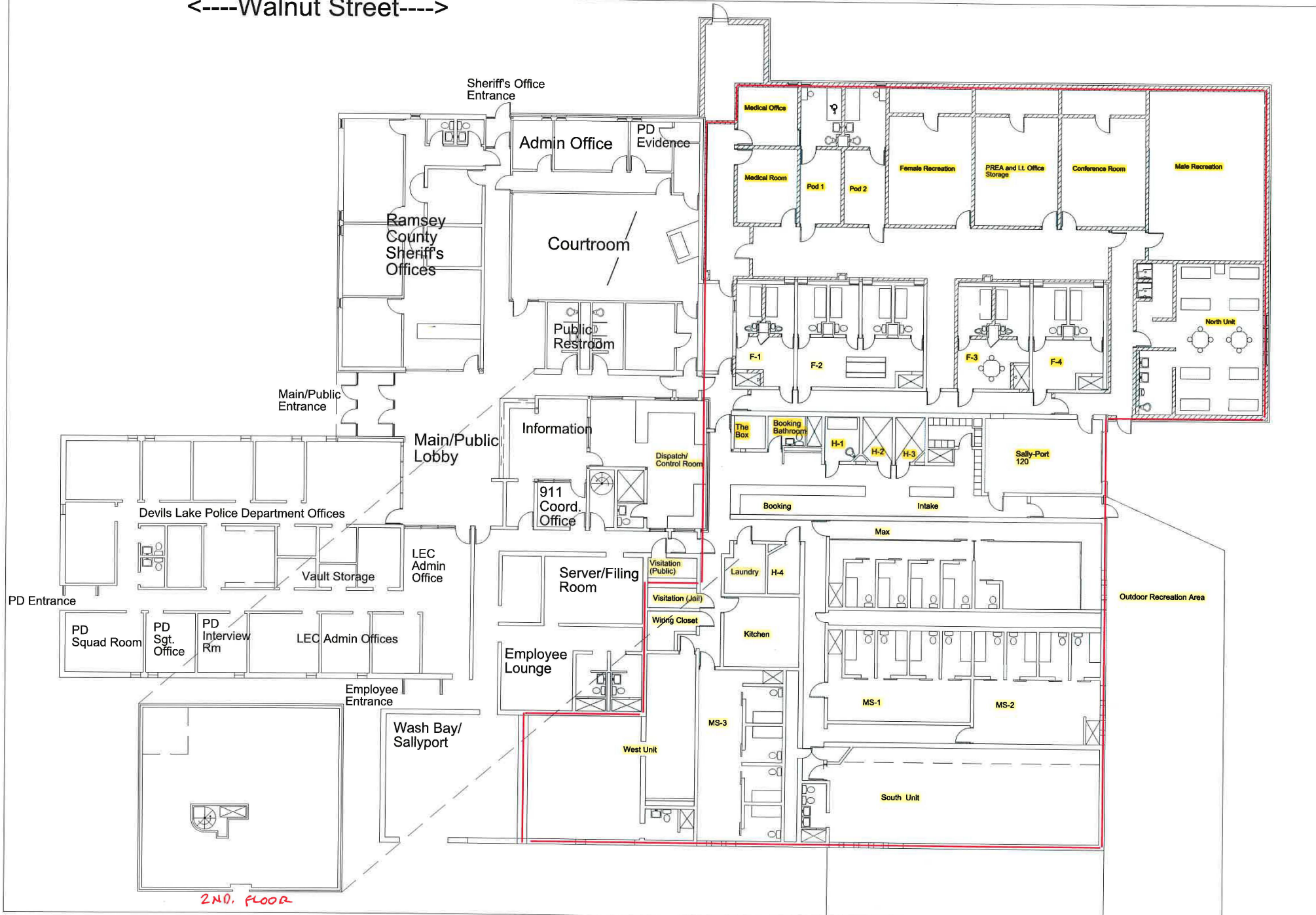




Existing Jail

1" = 30'-0"

<---Walnut Street--->



2ND FLOOR



① First Floor - Work - New
1" = 30'-0"



FIRST FLOOR - 78,878 S.F.

Lake Region LEC - Devils Lake, ND
Cost Study
Program - New Greenfield Site

5/13/2024

Greenfield Site Option	Qty	Unit	Low Price	High Price	Low Range	High Range
New Jail	40,015	GSF	\$ 787	\$ 827	\$ 31,498,608	\$ 33,073,538
New Courts	28,743	GSF	\$ 748	\$ 786	\$ 21,504,478	\$ 22,579,702
New Law Enforcement Center	22,387	GSF	\$ 566	\$ 594	\$ 12,672,475	\$ 13,306,099
Shared Services - Public Lobby	9,791	GSF	\$ 694	\$ 729	\$ 6,796,560	\$ 7,136,388
Shared Services - Central Utility / Support	2,161	GSF	\$ 454	\$ 477	\$ 981,448	\$ 1,030,521
Total Greenfield Site Option	103,097	GSF	\$ 712	\$ 748	\$ 73,453,568	\$ 77,126,247
Owner Direct Soft Costs - Typically 20% of Construction Value					\$ 14,690,714	\$ 15,425,249
Total Project Costs	103,097	GSF	\$ 855	\$ 898	\$ 88,144,282	\$ 92,551,496

Owner Direct Soft Costs - Included in the line item above

- Architectural / Engineering Fees & Reimbursables
- Private Utility Company Charges
- Third Party Commissioning
- Dispatch Equipment
- Communications Tower
- Portable Radio System
- Security Screening Equipment / Metal Detectors
- Computers / Phones / Televisions
- Residential Appliances
- Fingerprint Machine
- Medical Equipment
- Fitness Equipment
- Office Furnishings
- Movable Jail Furnishings
- Owner's Project Contingency
- Land Acquisition
- Bond/Financing Costs
- Upgrades if Required to Service Utilities, i.e. Sewer, Water, Storm, Electrical, Telecom

Anticipated Construction Schedule: 24 Months

QUESTIONS?





THANK YOU

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Lake Region Law Enforcement Center

Deficiencies of the Existing Jail after renovations and additions.

1. Pod 1: Cell is properly sized if inmates are housed in their cells less than 10 hours per day; if they are housed in their cell more than 10 hours, it is 7 unencumbered SF short.
2. Pod 2: Cell is properly sized if inmates are housed in their cells less than 10 hours per day; if they are housed in their cell more than 10 hours, it is 7 unencumbered SF short.
3. Female Recreation space only contains 374 SF. 500 SF is required. (126 SF short)
4. F-1: Each cell is 15 unencumbered SF short of standards if inmates are housed in their cell less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 35 unencumbered SF short each.
5. F-1: Dayroom is 40 SF short of standards.
6. F-2: Each cell is 15 unencumbered SF short of standards if inmates are housed in their cell less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 35 unencumbered SF short each.
7. F-2: Dayroom is 40 SF short of standards.
8. F-3: Each cell is properly sized if inmates are housed in their cells less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 20 unencumbered SF short each.
9. F-3: Dayroom is 10 SF short of standards.
10. F-4: Each cell is properly sized if inmates are housed in their cells less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 20 unencumbered SF short each.
11. F-4: Dayroom is 10 SF short of standards.
12. MAX: If the cells hold one inmate, and they are housed less than 10 hours per day, they are adequately sized. If they are housed more than 10 hours per day, they are 16 SF short each.
13. MS-1: Each cell is 15 unencumbered SF short of standards if inmates are housed in their cell less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 35 unencumbered SF short each.
14. MS-1: Dayroom is 30 SF short of standards.
15. MS-2: Each cell is 15 unencumbered SF short of standards if inmates are housed in their cell less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 35 unencumbered SF short each.
16. MS-2: Dayroom is 60 SF short of standards.
17. MS-3: Each cell is 15 unencumbered SF short of standards if inmates are housed in their cell less than 10 hours per day; if they are housed in their cell more than 10 hours, they are 35 unencumbered SF short each.

SHORTCOMINGS OF THE PLAN TO ADD ONTO THE EXISTING JAIL

- Would have to move numerous, if not all inmates, out of the jail for a long duration of time, possibly 1.5 years or more. The reasons are as follows:
 1. Must add skylights to several dayrooms to meet the natural light requirement.
 2. Major renovation of Intake area.
 3. Major renovations to the following housing units:
 - West Unit
 - South Unit
 - MS2
 - Max
 - North Unit
- The cost to transport the inmates and house them in other county jails for a long period of time.
- The majority of offices would have no windows.
- Only gain 13 beds with this expensive renovation/addition.
- There are no further expansion opportunities on this site unless adjacent property is purchased and roads and underground utilities under those roads are vacated.
- The layout of multiple (13) housing units remains an organizational mess and is still difficult to surveil and manage for the staff.
- Even with these additions and renovations, there are areas of the jail that still do NOT meet ACA Standards or the North Dakota Correctional Facility Standards.
- It would be a poor use of taxpayer money for a solution that does not work.
- This plan adds 14,142 square feet to the existing building. In addition, it involves some major renovations to the existing structure, both in the administration area and in the detention area.
 1. You could safely assume the new office construction would be in the range of \$400 - \$450 per square foot. That equates to \$4.9M - \$5.5M for 12,140 SF. Include in the new addition is 2000 SF of new kitchen, which would cost in the range of \$700 per square foot, or \$1.4M. Renovations to the detention portion of the jail would be much higher per square foot. We would work with a contractor to develop that cost, and the overall construction cost.