

NDSP Project Update

Presentation to the Correctional Facility Review Committee

**Criminal Justice Institute
February 19, 2008**



Criminal Justice Institute Team Presenters

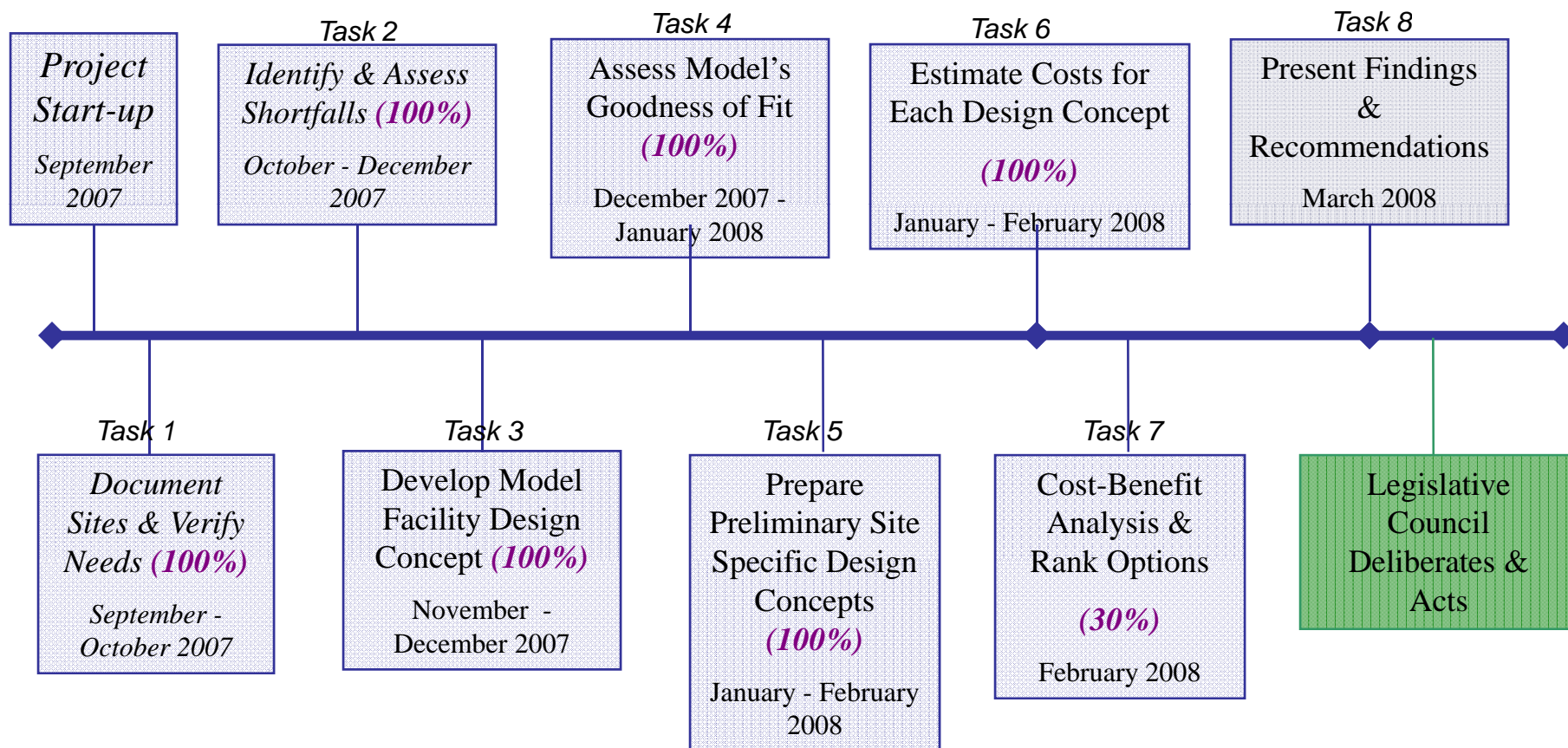
- George Camp, Criminal Justice Institute
- Jeff Buck, DMJM Design

Presentation Agenda

- Project Schedule Update
- Draft Report Overview
- Cost of Each Option, including
 - Site
 - Construction
 - Operating
 - Life-Cycle
- Current Options and Earlier Proposals
- Strategies: Phasing and Cost Escalation
- Discussion - Questions and Answers



Task Timeline Summary Update



Draft Report Overview

- Format
 - Q&A - Exec. Summary - “What you always wanted to know.”
 - Bulleted Points - Findings, Conclusions, and Recommendations
 - Supporting Documents - Appendix
- Executive Summary Narrative
 - What?
 - Why?
 - How?
 - Which?



Draft Report Overview

- Major Sections
 - Population Needs/Requirements;
 - Shortfall Analysis - Inmate Requirement Gaps and Facility Need Gaps;
 - Site Analysis/Assessment;
 - Conceptual Model Development;
 - Adapting/Fitting the Model to the Sites;
 - Comparative Costs of the Options; and
 - Conclusions and Recommendations



DMJM H&N



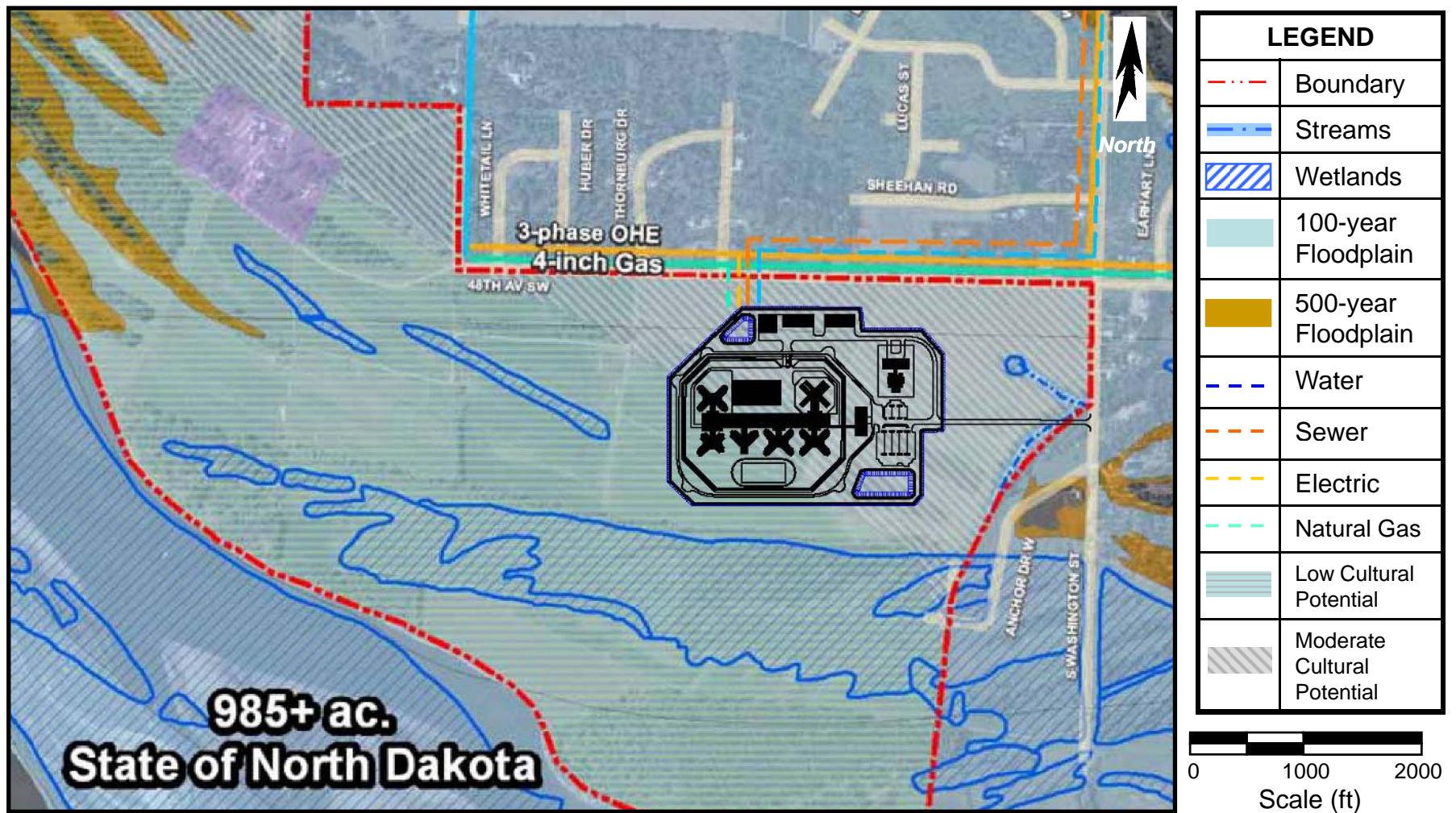
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Alternative Site Comparison

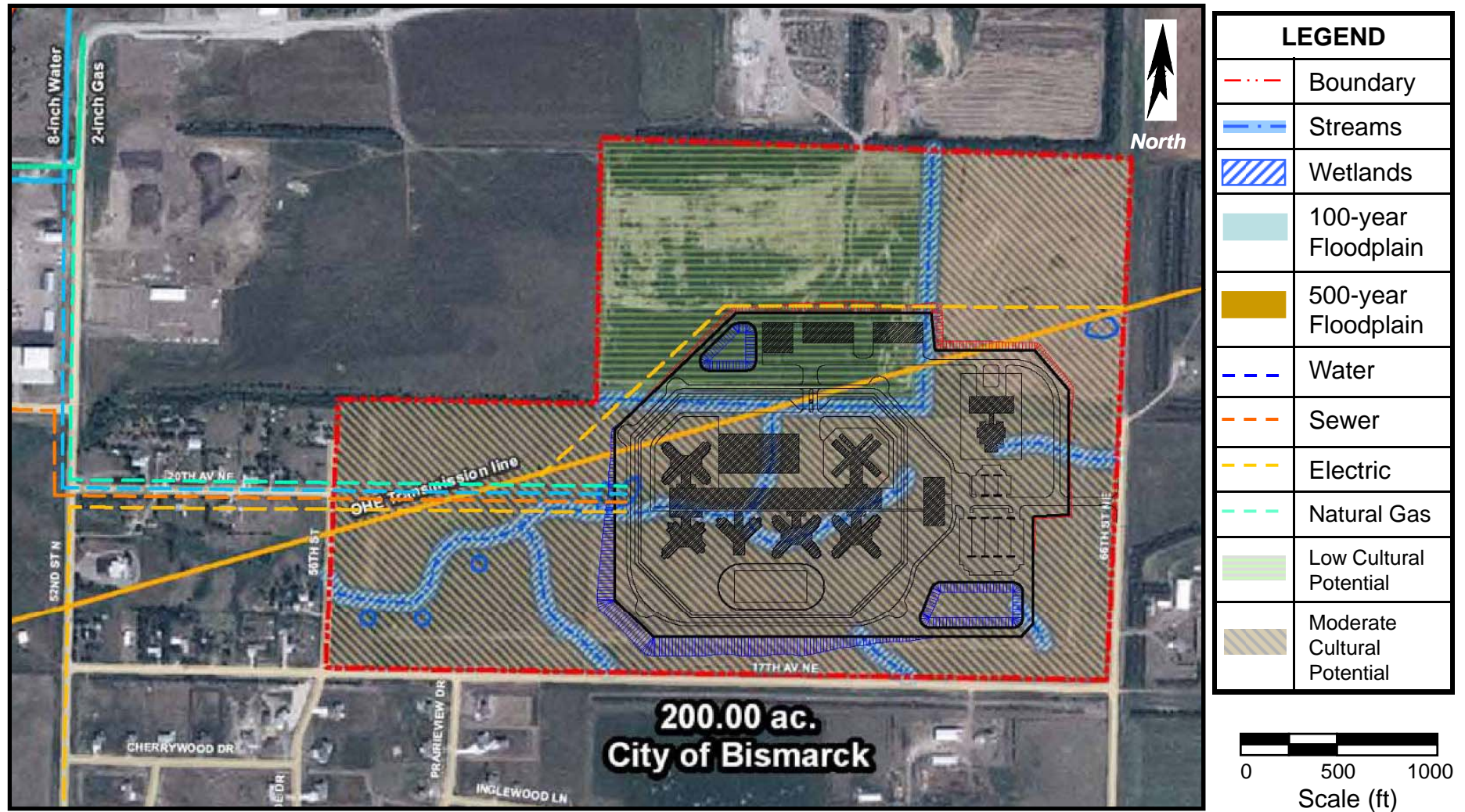
Site		Existing Penitentiary Site	Missouri River Correctional Center Site	Landfill Site	Airport Site	Sunny Farm Site		
Land Area		225.34 acres	985 acres	200 acres	308.4 acres	1,419.37 acres		
Alternative Site Plan		-	-	-	-	Alt 1	Alt 2	Alt 3
Wetland Impacts	Permanent (acres)	2.45	0.11	10.79	1.51	0	1.15	0
	Construction/Temporary (acres)	1.3	0.11	1.38	0	0	0.23	0
Stream Impacts (linear feet)		2,132	50 ft	4,700	0	0	500	0
100-year Floodplain Impacts (acres)		2 acres	75 acres	0	0	0	0	0
Cultural Resource Impacts (acres)		31 ac (Low) 36 ac (Moderate)	15 ac (Low) 60 ac (Moderate)	14 ac (Low) 67 ac (Moderate)	31 ac (Low) 48 ac (Moderate)	75 ac (Low) 31 ac (High)	56 ac (Moderate) 33 ac (High)	31 ac (Moderate) 54 ac (High)
Cut/Fill Volume (CY)		263,200 cy (Cut) 251,900 cy (Fill)	877,100 cy (Fill)	727,500 cy (Cut) 713,700 cy (Fill)	205,800 cy (Cut) 192,100 cy (Fill)	253,800 cy (Cut) 238,100 cy (Fill)	1,842,800 cy (Cut) 1,689,500 cy (Fill)	1,579,500 cy (Cut) 1,443,500 cy (Fill)
Off-site Utility Costs	Water Supply	1,900 ft	8,200 ft	4,300 ft	2,400 ft	13,900 ft	10,500 ft	7,900 ft
	Wastewater Collection	1,700 ft	8,200 ft	4,300 ft	4,300 ft	15,500 ft	12,100 ft	9,500 ft
	Electric Power	500 ft	500 ft	4,600 ft (Supply line) 3,200 ft (High Voltage Line relocation)	550 ft	9,900 ft	6,500 ft	4,100 ft
	Natural Gas	2,700 ft	500 ft	4,300 ft	1,400 ft	10,100 ft	6,700 ft	4,300 ft
Access-Road Improvements		100 ft	1,300 ft	350 ft	850 ft	500 ft	4,000 ft	1,650 ft
Land Acquisition (acres)		20.5 ac (Family Forest)	0	0	10.0 ac (United Tribes land)	0	0	0



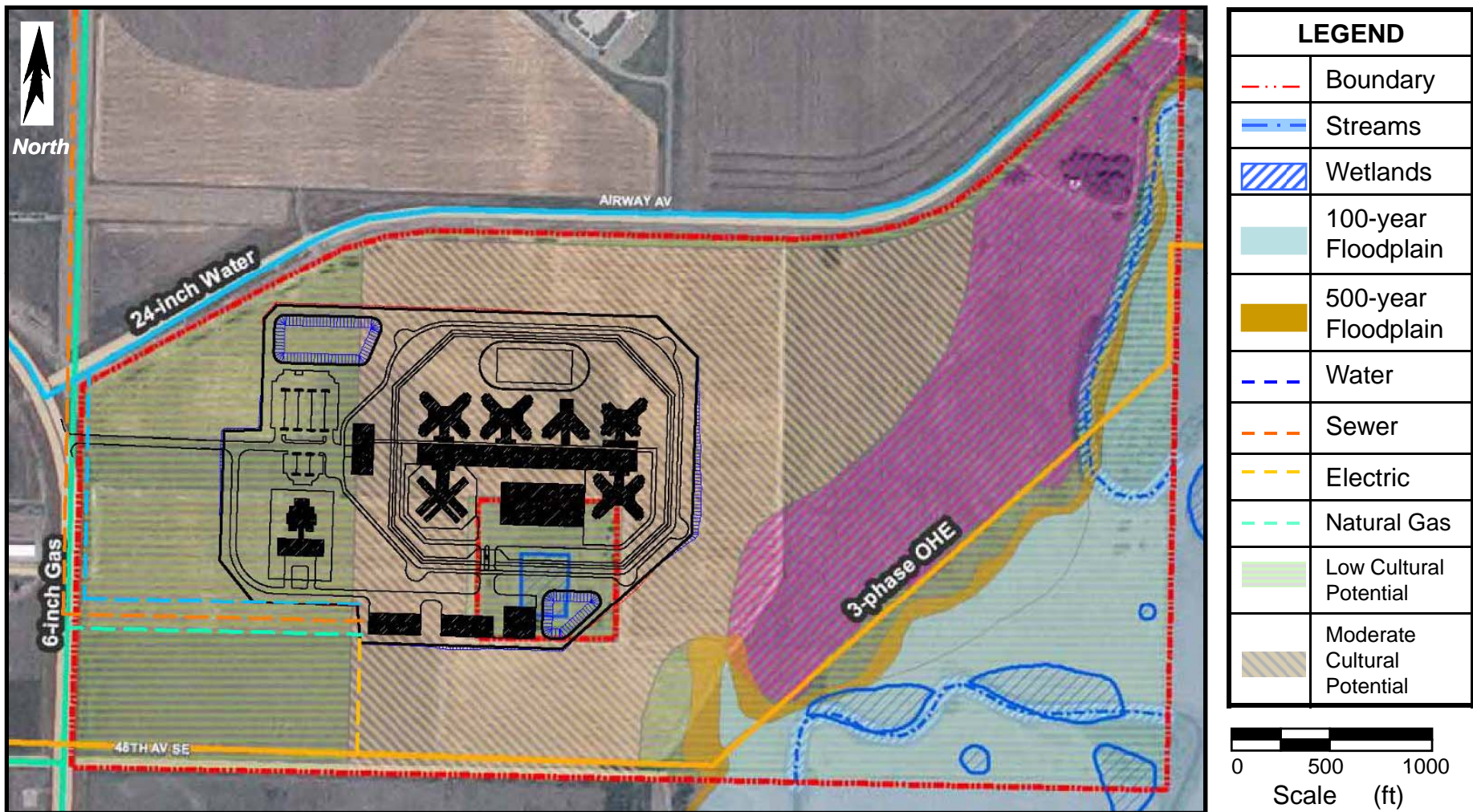
MRCC Site Layout



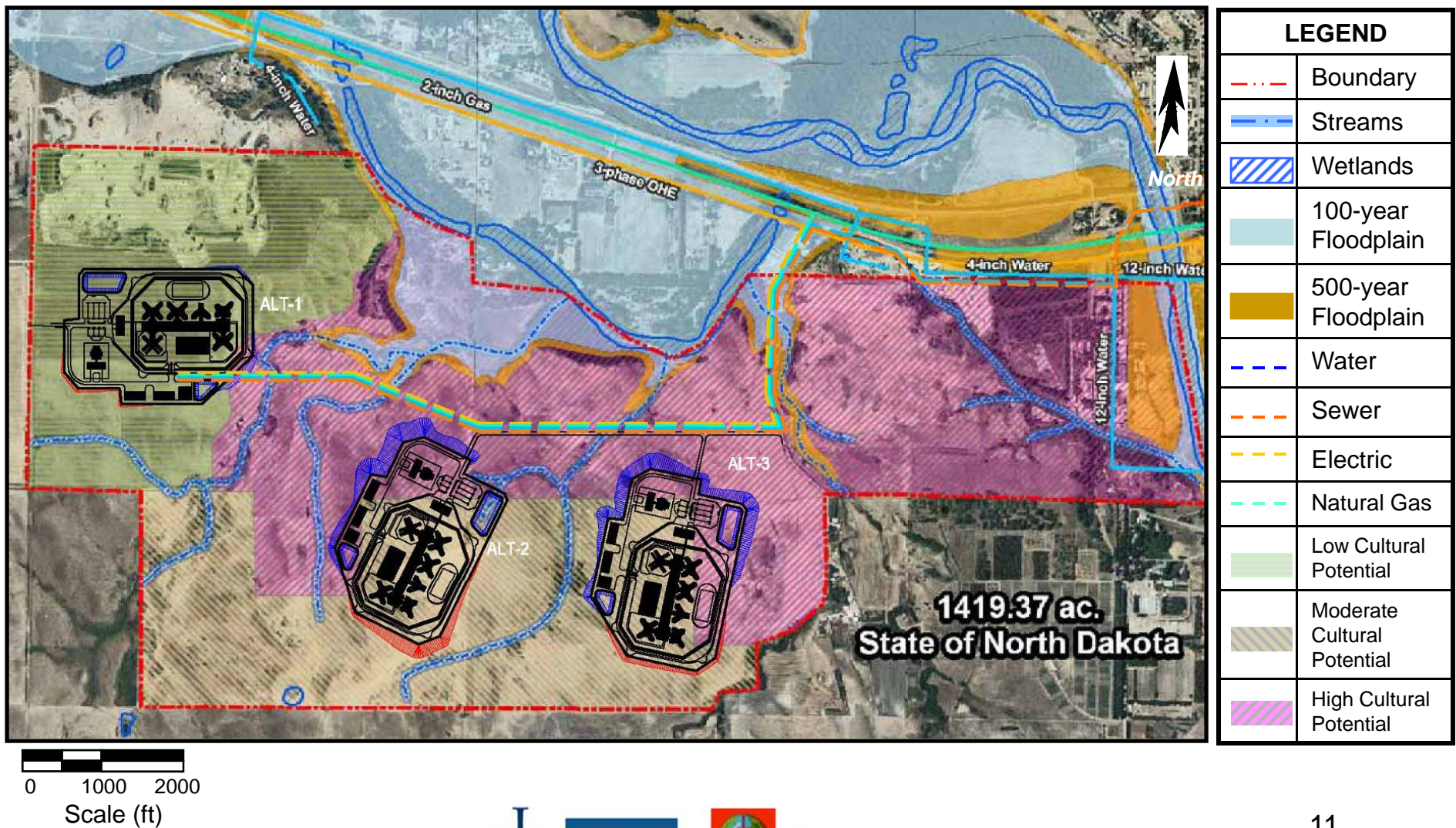
Landfill Site Layout



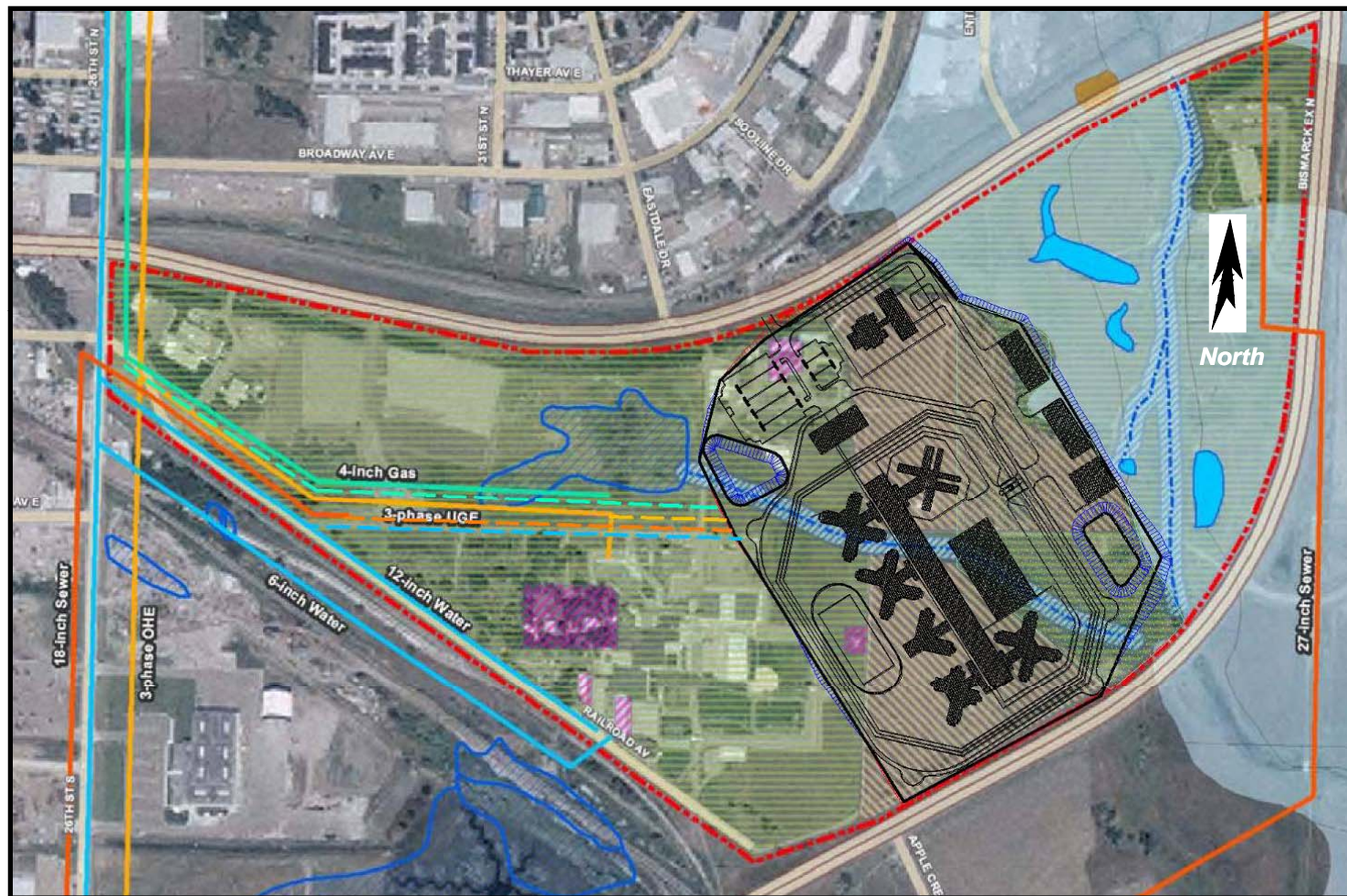
Airport Site Layout



Sunny Farm Site Layout



Penitentiary Site Layout



LEGEND	
---	Boundary
---	Streams
▨	Wetlands
▨	100-year Floodplain
▨	500-year Floodplain
---	Water
---	Sewer
---	Electric
---	Natural Gas
▨	Low Cultural Potential
▨	Moderate Cultural Potential
▨	High Cultural Potential

0 500 1000
Scale (ft)



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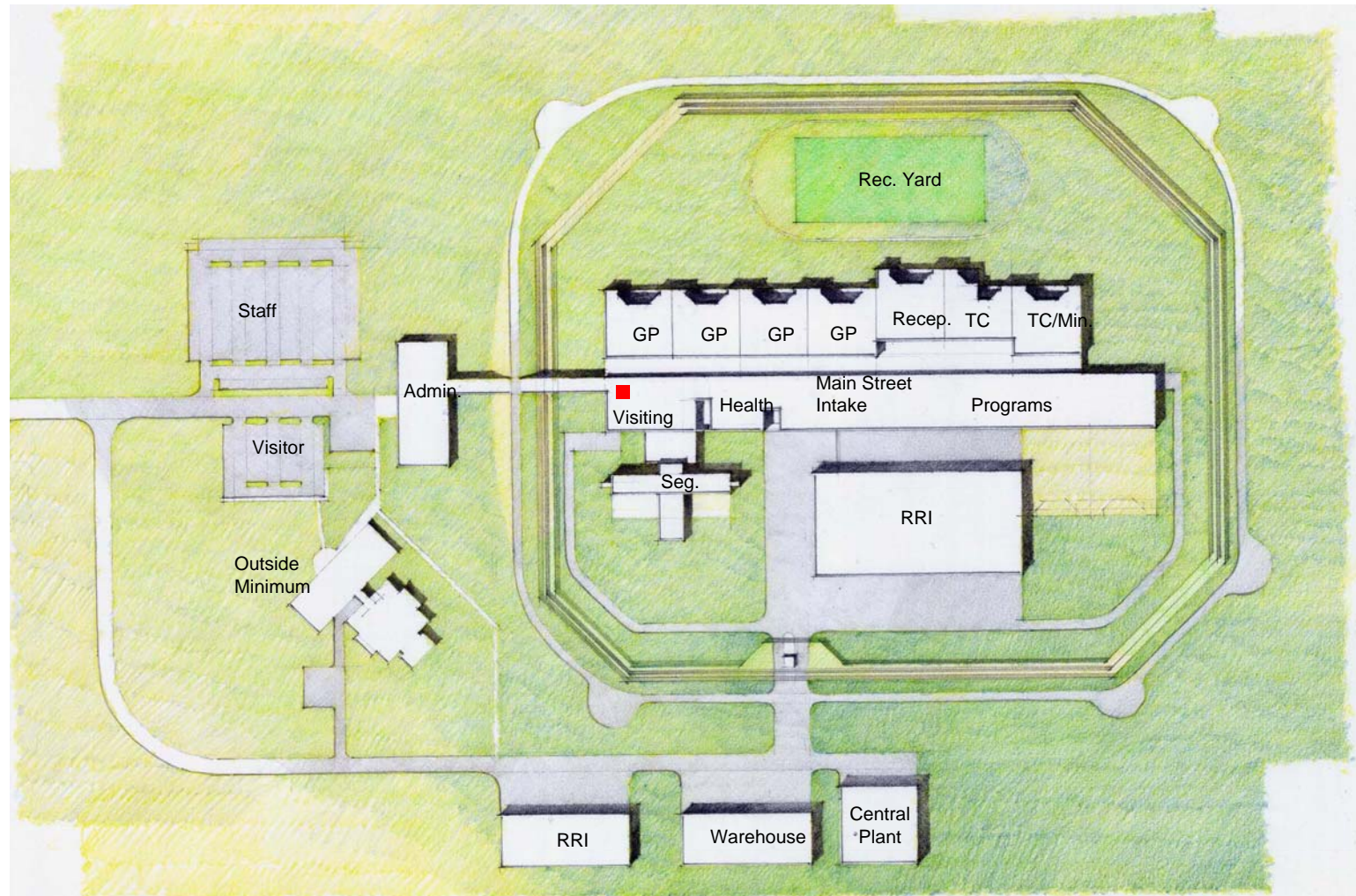
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Site Overview - Value & Cost

	NDSP Reuse	NDSP	MRCC	LF	AP	SF
Acres	225	225	985	200	308	1,419
Site Work	\$8.2	\$13.3	\$20.6	\$16.9	\$12.9	\$15.9 \$25.8 \$23.6
Market Value	\$5.0	\$5.0	\$7.85	\$_. _	\$_. _	\$_. _
Owner	State	State	State	City	City	State



Replacement Facility Concept



DMJM H&N



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Replacement Facility Building Cost NDSP Site

Replacement Facility Construction Cost		site: EXISTING NDSP SITE		
New Construction		CGSF	Unit Cost	Total Cost
1	Site Development	See Below		
2	Entry Area	4,082	@ \$200.00	\$816,000
3	Central Administration	12,366	@ \$190.00	\$2,350,000
4	Facility Administration	5,929	@ \$190.00	\$1,127,000
5	Staff Services / Training	6,136	@ \$200.00	\$1,227,000
6	Central Control	2,349	@ \$315.00	\$740,000
7	Intake / Transfer / Release	6,275	@ \$185.00	\$1,161,000
8	Classification	1,941	@ \$200.00	\$388,000
9	Visitation	5,625	@ \$235.00	\$1,322,000
10	Commissary	2,013	@ \$200.00	\$403,000
11	Library	2,788	@ \$200.00	\$558,000
12	Education / Programs	24,012	@ \$200.00	\$4,802,000
13	Treatment	8,559	@ \$200.00	\$1,712,000
14	Recreation	11,604	@ \$210.00	\$2,437,000
15	Health Services	17,935	@ \$290.00	\$5,201,000
16	Food Service	19,525	@ \$365.00	\$7,127,000
17	Laundry	4,463	@ \$385.00	\$1,718,000
18	Outside Warehouse	32,148	@ \$130.00	\$4,179,000
19	Rough Rider Industries	91,008	@ \$155.00	\$14,106,000
20	Central Plant / Maintenance	27,221	@ \$200.00	\$5,444,000
21	Reception Housing	19,965	@ \$285.00	\$5,690,000
22	Disciplinary Segregation	9,258	@ \$320.00	\$2,963,000
23	Segregation Housing	24,004	@ \$320.00	\$7,681,000
24	General Population Housing	99,924	@ \$285.00	\$28,478,000
25	Therapeutic Community	27,101	@ \$285.00	\$7,724,000
26	Inside Minimum General Population	10,744	@ \$270.00	\$2,901,000
27	Housing Zone Support	21,736	@ \$250.00	\$5,434,000
SUBTOTAL New Construction Main Facility		498,709		\$117,689,000
28	Outside Minimum Security Housing	Reuse of MRCC		
29	Outside Minimum Security Support	14,028	@ \$210.00	\$2,946,000
30	Outside Industries	16,296	@ \$155.00	\$2,526,000
MRCC Reuse		30,324		\$5,472,000
28	Outside Minimum Security Housing	22,336	@ \$230.00	\$5,137,000
29	Outside Minimum Security Support	14,028	@ \$210.00	\$2,946,000
30	Outside Industries	25,296	@ \$155.00	\$3,921,000
New Outside Minimum		61,660		\$12,004,000
add	Building Gross Factor (15%)			
TOTAL BGSF with MRCC Reuse		608,388		\$141,635,000
TOTAL BGSF with New Outside Minimum		644,425		\$149,147,000
add	Design Contingency (10%)			
BUILDING CONSTRUCTION COST with MRCC Reuse				\$155,799,000
BUILDING CONSTRUCTION COST with New Outside Minimum				\$164,062,000

Replacement Facility Building/Site Cost

NDSP Site

Replacement Facility Construction Cost		site: EXISTING NDSP SITE			
BUILDING CONSTRUCTION COST with MRCC Reuse		\$155,799,000			
BUILDING CONSTRUCTION COST with New Outside Minimum		\$164,062,000			
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$448,500	\$449,000
D	Site Grading / Earthwork	263,200	@	\$5.00	\$1,316,000
E	Roads and Parking	59,642	@	\$10.25	\$611,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$620,000	\$620,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL		\$10,055,000			
add	Design Contingency (10%)				\$1,006,000
SITE DEVELOPMENT COST		\$11,061,000			
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse		\$166,860,000			
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum		\$175,123,000			
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse		\$200,232,000			
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum		\$210,148,000			

Replacement Facility Building/Site Cost

MRCC Site

Replacement Facility Construction Cost		site: MRCC SITE		
BUILDING CONSTRUCTION COST with MRCC Reuse		\$155,799,000		
BUILDING CONSTRUCTION COST with New Outside Minimum		\$164,062,000		
Site Development		Area	Unit Cost	Total Cost
A	Site Preparation	1,000	@ \$200.00	\$200,000
B	Utilities (On-Site)	1	@ \$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@ \$1,197,800	\$1,198,000
D	Site Grading / Earthwork	877,100	@ \$7.50	\$6,578,000
E	Roads and Parking	62,109	@ \$10.84	\$673,000
F	Security Fencing / Lighting	1	@ \$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@ \$112,500	\$113,000
H	Power Plant Improvements	1	@ \$2,370,000	\$2,370,000
I	Landscaping	1	@ \$22,500	\$23,000
SUBTOTAL		\$15,621,000		
add	Design Contingency (10%)			\$1,562,000
SITE DEVELOPMENT COST		\$17,183,000		
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse		\$172,982,000		
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum		\$181,245,000		
Add Project Soft Costs @ 20%				
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse		\$207,578,000		
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum		\$217,494,000		

Replacement Facility Building/Site Cost

Landfill Site

Replacement Facility Construction Cost				site: LANDFILL	
BUILDING CONSTRUCTION COST with MRCC Reuse				\$155,799,000	
BUILDING CONSTRUCTION COST with New Outside Minimum				\$164,062,000	
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$936,950	\$937,000
D	Site Grading / Earthwork	727,500	@	\$5.00	\$3,638,000
E	Roads and Parking	59,709	@	\$10.27	\$613,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$600,000	\$600,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL				\$12,847,000	
add	Design Contingency (10%)				\$1,285,000
SITE DEVELOPMENT COST				\$14,132,000	
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$169,931,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$178,194,000	
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$203,917,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$213,833,000	

Replacement Facility Building/Site Cost

Airport Site

Replacement Facility Construction Cost				site: AIRPORT	
BUILDING CONSTRUCTION COST with MRCC Reuse					\$155,799,000
BUILDING CONSTRUCTION COST with New Outside Minimum					\$164,062,000
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$541,600	\$542,000
D	Site Grading / Earthwork	205,800	@	\$5.00	\$1,029,000
E	Roads and Parking	61,042	@	\$10.59	\$646,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$513,800	\$514,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL					\$9,790,000
add	Design Contingency (10%)				\$979,000
SITE DEVELOPMENT COST					\$10,769,000
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse					\$166,568,000
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum					\$174,831,000
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse					\$199,882,000
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum					\$209,797,000

Replacement Facility Building/Site Cost

Sunny Farm 1 Site

Replacement Facility Construction Cost				site: SUNNY FARM Alt 1	
BUILDING CONSTRUCTION COST with MRCC Reuse				\$155,799,000	
BUILDING CONSTRUCTION COST with New Outside Minimum				\$164,062,000	
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$2,996,000	\$2,996,000
D	Site Grading / Earthwork	258,400	@	\$5.00	\$1,292,000
E	Roads and Parking	59,975	@	\$10.33	\$620,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$100,000	\$100,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL				\$12,067,000	
add	Design Contingency (10%)				\$1,207,000
SITE DEVELOPMENT COST				\$13,274,000	
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$169,073,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$177,336,000	
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$202,888,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$212,803,000	

Replacement Facility Building/Site Cost

Sunny Farm 2 Site

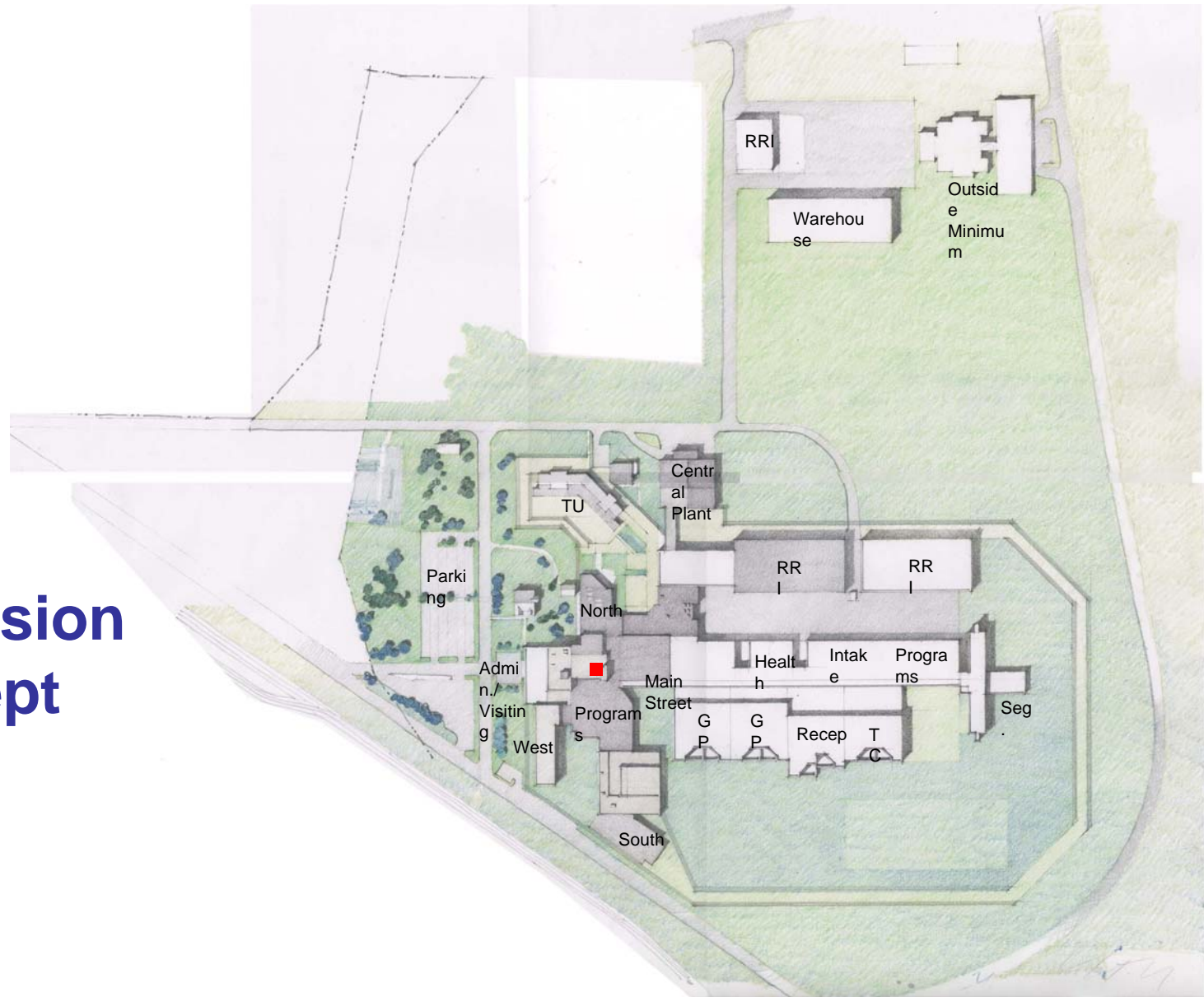
Replacement Facility Construction Cost				site: SUNNY FARM Alt 2	
BUILDING CONSTRUCTION COST with MRCC Reuse				\$155,799,000	
BUILDING CONSTRUCTION COST with New Outside Minimum				\$164,062,000	
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$2,255,250	\$2,255,000
D	Site Grading / Earthwork	1,842,800	@	\$5.00	\$9,214,000
E	Roads and Parking	69,309	@	\$12.31	\$853,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$157,500	\$158,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL				\$19,539,000	
add	Design Contingency (10%)				\$1,954,000
SITE DEVELOPMENT COST				\$21,493,000	
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$177,292,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$185,555,000	
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$212,750,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$222,666,000	

Replacement Facility Building/Site Cost

Sunny Farm 3 Site

Replacement Facility Construction Cost				site: SUNNY FARM Alt 3	
BUILDING CONSTRUCTION COST with MRCC Reuse				\$155,799,000	
BUILDING CONSTRUCTION COST with New Outside Minimum				\$164,062,000	
Site Development		Area		Unit Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000
B	Utilities (On-Site)	1	@	\$2,696,429	\$2,696,000
C	Utilities (Off-Site)	1	@	\$2,137,850	\$2,138,000
D	Site Grading / Earthwork	1,579,500	@	\$5.00	\$7,898,000
E	Roads and Parking	63,042	@	\$11.05	\$697,000
F	Security Fencing / Lighting	1	@	\$1,770,000	\$1,770,000
G	Environmental Mitigation	1	@	\$100,000	\$100,000
H	Power Plant Improvements	1	@	\$2,370,000	\$2,370,000
I	Landscaping	1	@	\$22,500	\$23,000
SUBTOTAL				\$17,892,000	
add	Design Contingency (10%)				\$1,789,000
SITE DEVELOPMENT COST				\$19,681,000	
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$175,480,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$183,743,000	
Add Project Soft Costs @ 20%					
TOTAL PROJECT CONSTRUCTION COST with MRCC Reuse				\$210,576,000	
TOTAL PROJECT CONSTRUCTION COST with New Outside Minimum				\$220,492,000	

Reuse Expansion Concept



Reuse/ Expansion Building Cost

Reuse/Expansion Construction Cost		site: Existing NDSP Site			site: Existing NDSP Site		
Full Program Cost		New Construction			Major Renovation		
New Construction		CGSF	Unit Cost	Total Cost	CGSF	Unit Cost	Total Cost
1	Site Development	See Below			See Below		
2	Entry Area	3,172	@	\$200.00			
3	Central Administration				12,366	@	\$160.00
4	Facility Administration				5,929	@	\$160.00
5	Staff Services / Training				6,136	@	\$170.00
6	Central Control				2,349	@	\$300.00
7	Intake / Transfer / Release	6,275	@	\$185.00			
8	Classification	1,941	@	\$200.00			
9	Visitation	3,400	@	\$235.00	1,063	@	\$200.00
10	Commissary				2,013	@	\$170.00
11	Library						
12	Education / Programs	13,608	@	\$200.00			
13	Treatment						
14	Recreation						
15	Health Services	17,935	@	\$290.00			
16	Food Service	8,875	@	\$365.00	5,000	@	\$350.00
17	Laundry	4,463	@	\$385.00			
18	Outside Warehouse	32,148	@	\$130.00			
19	Rough Rider Industries	51,362	@	\$155.00	8,195	@	\$135.00
20	Central Plant / Maintenance						
21	Reception Housing	21,236	@	\$285.00			
22	Disciplinary Segregation	9,258	@	\$320.00			
23	Segregation Housing	24,004	@	\$320.00			
24	General Population Housing	49,962	@	\$285.00			
25	Therapeutic Community	18,068	@	\$285.00			
26	Inside Minimum General Population						
27	Housing Zone Support	17,758	@	\$250.00			
West	Rehabilitation of West Block				43,000	@	\$165.00
Ren	General Facility Renovation (20 years)				166,516	@	\$100.00
Dem	Demolition						
SUBTOTAL Main Buildings		283,465		\$68,526,000	252,567		\$35,834,000
28	Outside Minimum Security Housing	Reuse of MRCC					
29	Outside Minimum Security Support	14,028	@	\$210.00			
30	Outside Industries	16,296	@	\$155.00			
MRCC Reuse		30,324		\$5,472,000			
28	Outside Minimum Security Housing	24,608	@	\$230.00			
29	Outside Minimum Security Support	14,028	@	\$210.00			
30	Outside Industries	25,296	@	\$155.00			
New Outside Minimum		63,932		\$12,527,000			
add	Gross Factor (15%)			New Construction		Renovation	Total
TOTAL BGSF with MRCC Reuse		360,857		\$85,098,000	252,567	\$35,834,000	\$120,932,000
TOTAL BGSF with New Outside Minimum		399,507		\$93,211,000	252,567	\$35,834,000	\$129,045,000
add	Design Contingency (10%)						
BUILDING CONSTRUCTION COST with MRCC Reuse				\$93,608,000		\$39,417,000	\$133,025,000
BUILDING CONSTRUCTION COST with New Outside Minimum				\$102,532,000		\$39,417,000	\$141,950,000



Parametrix, Inc.

Reuse/ Expansion Building/ Site Cost

Reuse/Expansion Construction Cost				site: Existing NDSP Site			site: Existing NDSP Site			
Full Program Cost				New Construction			Major Renovation			
BUILDING CONSTRUCTION COST with MRCC Reuse				\$93,608,000			\$39,417,000			\$133,025,000
BUILDING CONSTRUCTION COST with New Outside Minimum				\$102,532,000			\$39,417,000			\$141,950,000
Site Development				Area	Unit Cost	Total Cost	Area	Unit Cost	Total Cost	Total Cost
A	Site Preparation	1,000	@	\$200.00	\$200,000					
B	Utilities (On-Site)	1	@	\$1,593,000	\$1,593,000					
C	Utilities (Off-Site)	1	@	\$512,000	\$512,000					
D	Site Grading / Earthwork	175,000	@	\$5.00	\$875,000					
E	Roads and Parking	32,300	@	\$10.23	\$330,000					
F	Security Fencing / Lighting	1	@	\$1,215,000	\$1,215,000					
G	Environmental Mitigation	1	@	\$545,000	\$545,000					
H	Power Plant Improvements	1	@	\$925,000	\$925,000					
I	Landscaping	1	@	\$17,500	\$18,000					
SUBTOTAL						\$6,213,000				
	Design Contingency (10%)					\$621,000				
SITE DEVELOPMENT COST						\$6,834,000				
PROJECT CONSTRUCTION COST with MRCC Reuse						\$100,442,000			\$39,417,000	\$139,859,000
PROJECT CONSTRUCTION COST with New Outside Minimum						\$109,366,000			\$39,417,000	\$148,783,000
Add Project Soft Costs @ 20%										
TOTAL PROJECT COST with MRCC Reuse - No Escalation						\$120,530,000			\$47,300,400	\$167,830,400
TOTAL PROJECT COST with New Outside Minimum - No Escalation						\$131,239,000			\$47,300,400	\$178,539,400



Escalation/ Market Factors

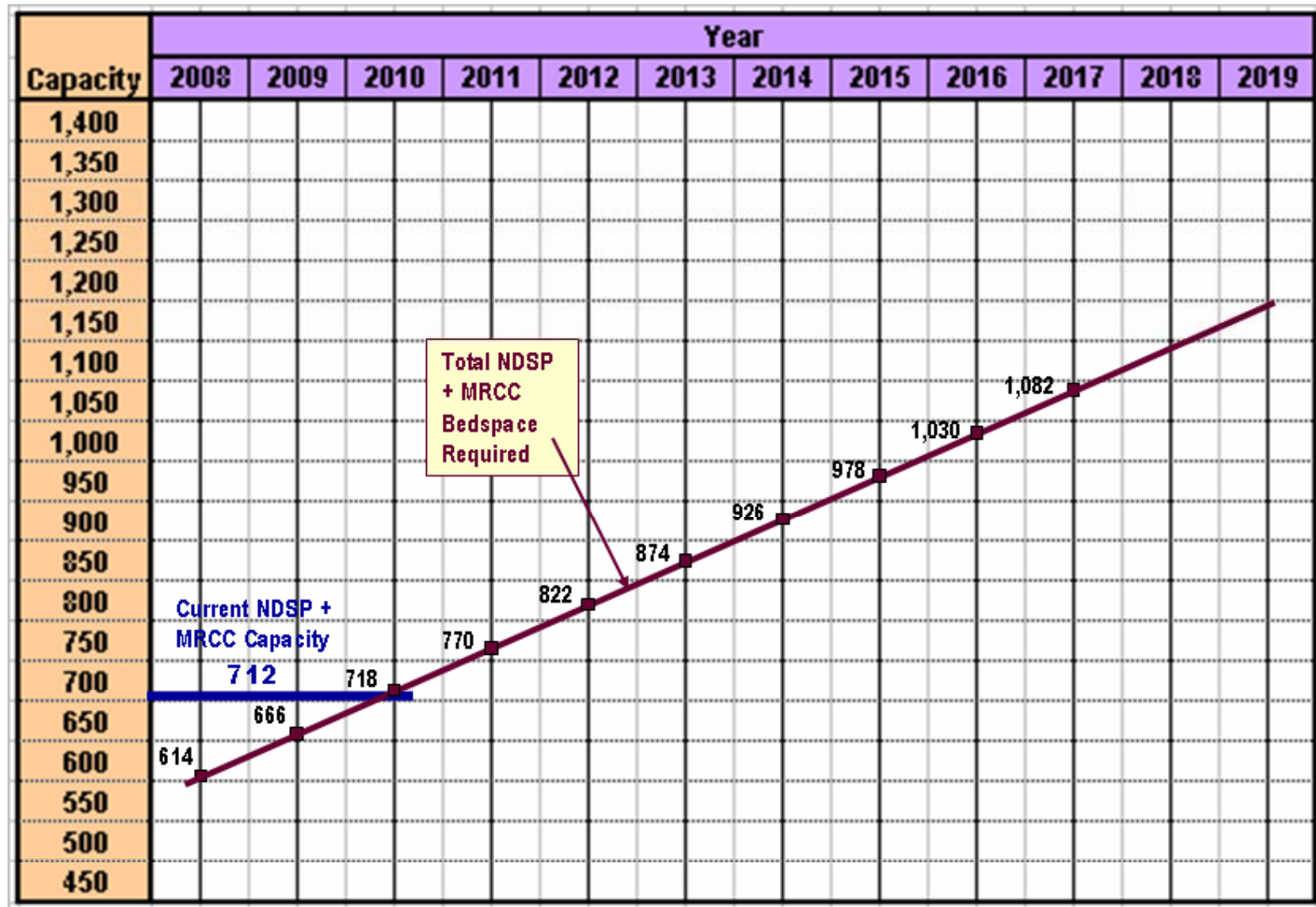
- Inflation and Market Factors Increase Construction Costs with Annual Increases
- Project Costs also need to Reflect Escalation/ Market Factor cost increases to Mid-Point of Construction
- Historical National Construction Escalation/Market Factors
 - **2003** **7.3%**
 - **2004** **17.6%**
 - **2005** **9.1%**
 - **2006** **18.8%**
 - **2007** **13.2%**
- Not Directly Attributable in North Dakota
- Projected Rate here 8.0% annually for the next two-three years.



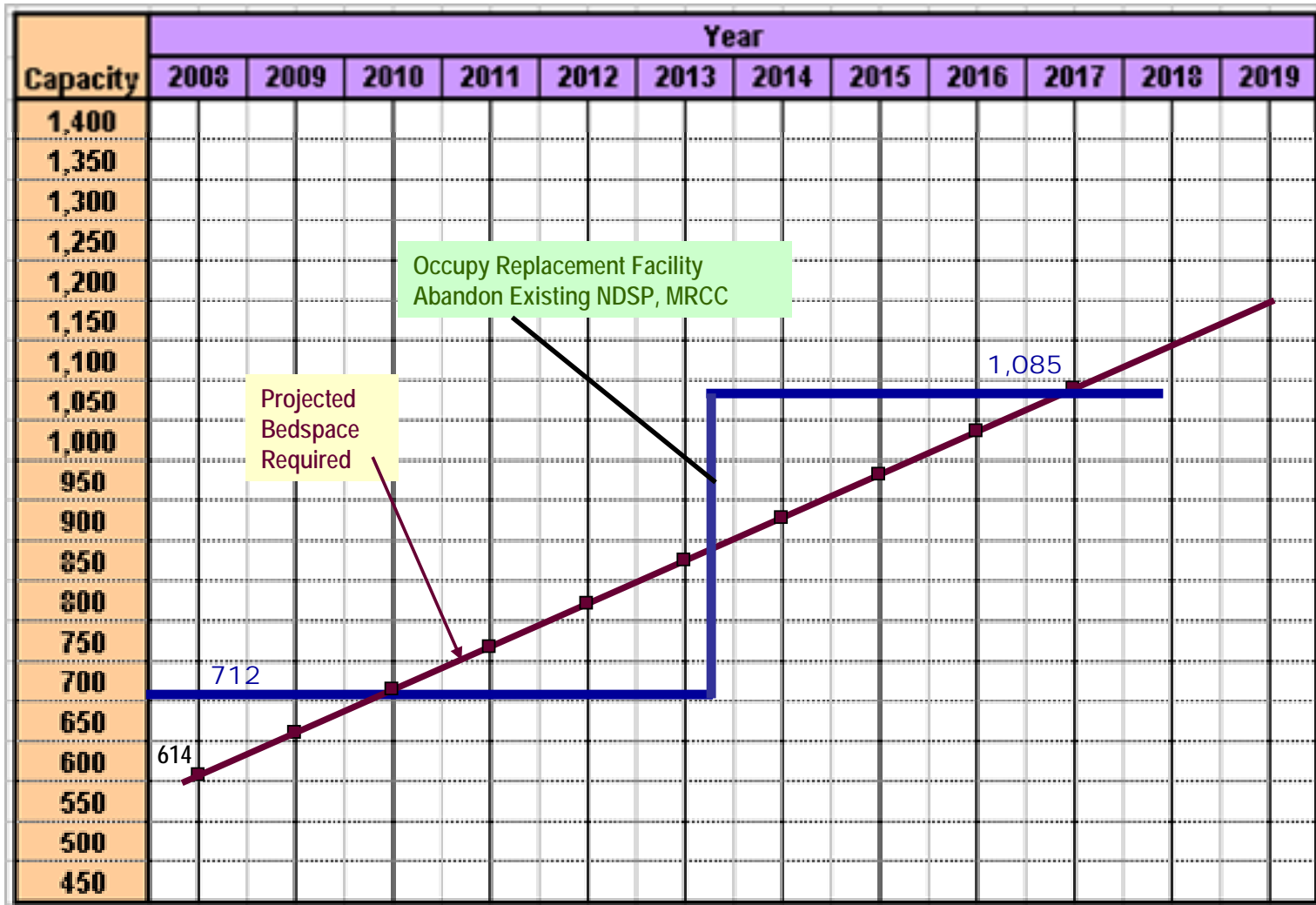
Normal Implementation Schedule Impact

[illegible]

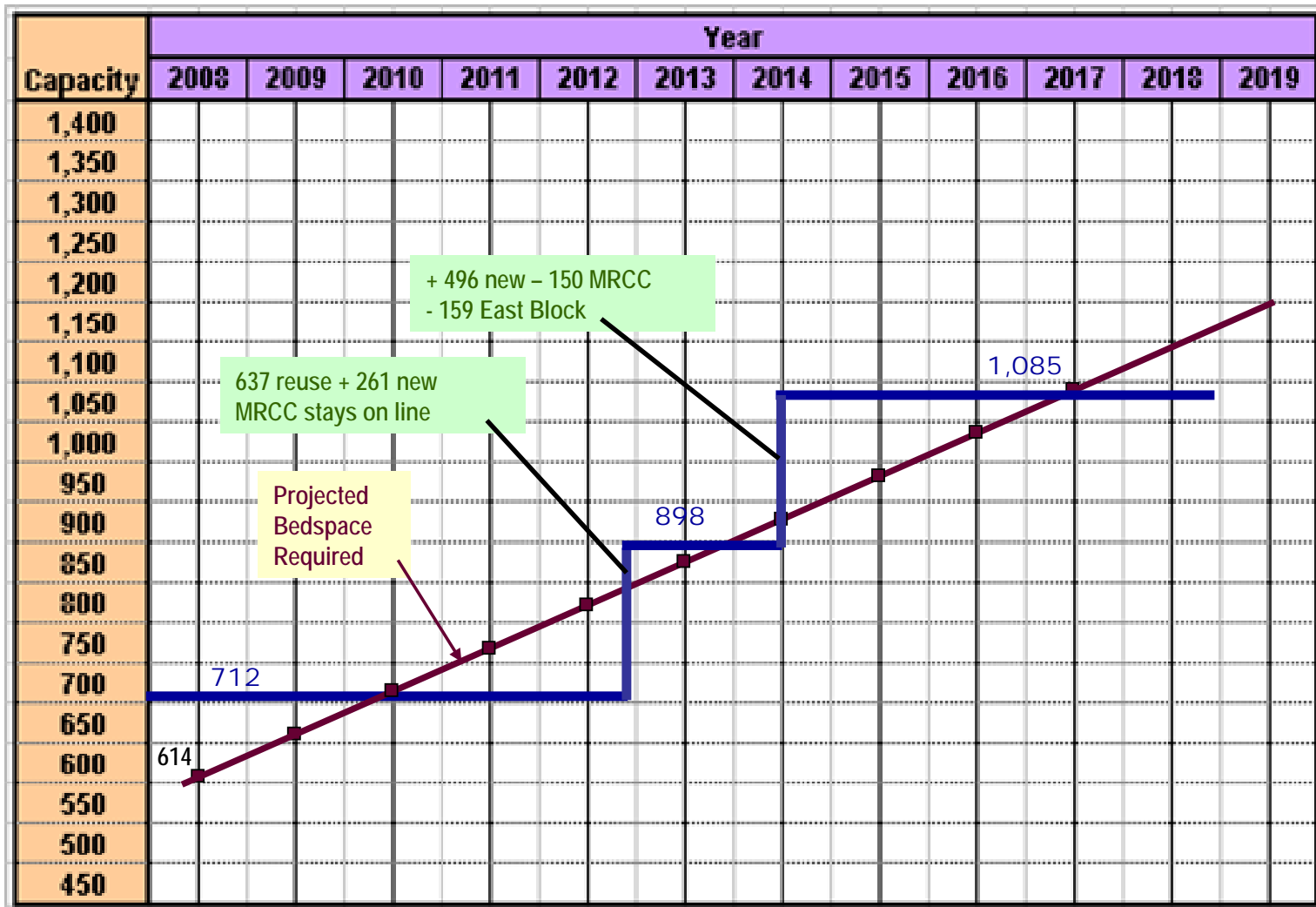
Projected NDSP/MRCC Bedspace Requirements



Replacement “Step-Chart”



Reuse/Expansion “Step-Chart”



Facility Operating Costs Overview

1,000 Inmates	<u>Reuse</u> (-MRCC)	<u>Reuse</u> (+MRCC)	<u>New</u> (-MRCC)	<u>New</u> (+MRCC)
RRI FTE	34.5	36.0	34.5	36.0
DOCR FTE	326.1	330.2	310.8	316.3
Salaries	\$16.8	\$17.1	\$16.0	\$16.5
OTPS	\$6.7	\$7.2	\$6.0	\$6.5
Total Cost	\$23.5	\$24.3	\$22.0	\$23.0
Daily Cost	\$64.35	\$68.75	\$60.45	\$62.41

Life Cycle Analysis

2008 Dollars	1. Reuse	2. New	3. New Facility at Alternative Sites					
	<u>NDSP</u>	<u>NDSP</u>	<u>MRCC</u>	<u>Landfill</u>	<u>Airport</u>	<u>Sunny Farm</u>		
	1	2	3.1	3.2	3.3	3.4.1	3.4.2	3.4.3
<u>Capital</u>								
Site Work	\$8,200,800	\$13,273,200	\$20,619,600	\$16,958,400	\$12,922,800	\$15,928,800	\$25,791,600	\$23,617,200
Construction	\$159,629,600	\$186,958,800	\$186,958,400	\$186,958,600	\$186,959,200	\$186,959,200	\$186,958,400	\$186,958,800
Total	\$167,830,400	\$200,232,000	\$207,578,000	\$203,917,000	\$199,882,000	\$202,888,000	\$212,750,000	\$210,576,000
<u>Operating</u>								
FY'08	\$24,338,045	\$23,035,147	\$23,035,147	\$23,035,147	\$23,035,147	\$23,035,147	\$23,035,147	\$23,035,147
FY'27	\$38,908,020	\$36,825,142	\$36,825,142	\$36,825,142	\$36,825,142	\$36,825,142	\$36,825,142	\$36,825,142
20-Year	\$621,707,026	\$588,424,943	\$588,424,943	\$588,424,943	\$588,424,943	\$588,424,943	\$588,424,943	\$588,424,943
Life Cycle	\$789,537,426	\$788,656,943	\$796,002,943	\$792,341,943	\$788,306,943	\$791,312,943	\$801,174,943	\$799,000,943
Life Cycle Diff.	\$1,230,483	\$350,000	\$7,696,000	\$4,035,000	\$0	\$3,006,000	\$12,868,000	\$10,694,000
Avg. Annual Diff.	\$61,524	\$17,500	\$384,800	\$201,750	\$0	\$150,300	\$643,400	\$534,700
% Difference	0.16%	0.04%	0.98%	0.51%	0.00%	0.38%	1.63%	1.36%
Inmates	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Beds	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085
BGSF	613,424	608,388	608,388	608,388	608,388	608,388	608,388	608,388
DOCR FTE	330.2	316.3	316.3	316.3	316.3	316.3	316.3	316.3
RRI FTE	34.5	34.5	34.5	34.5	34.5	34.5	34.5	34.5
FY'08 Daily Cost	\$66.68	\$63.11	\$63.11	\$63.11	\$63.11	\$63.11	\$63.11	\$63.11
FY'27 Daily Cost	\$106.60	\$100.89	\$100.89	\$100.89	\$100.89	\$100.89	\$100.89	\$100.89
Cost/Bed	\$154,682	\$184,546	\$191,316	\$187,942	\$184,223	\$186,994	\$196,083	\$194,079
Cost/SF	\$273.60	\$329.12	\$341.19	\$335.18	\$328.54	\$333.48	\$349.69	\$346.12

20-Year Life Cycle Cost of Each Option

- Little differences in the Options
 - Site work is about 1% of the life cycle costs
 - Construction costs \$25M less in the Reuse Option
 - Total Project is up to \$45M less in the Reuse Option
 - Operational costs vary but not significantly
 - Total Life-cycle costs are more similar than different
 - \$778.5M to \$789.5M in the Reuse of NDSP
 - \$773.4M to \$801.2M in the New Facility Options
 - Airport (Closing MRCC) cost was the lowest
 - Sunny Farm 2 (Leaving MRCC open) cost was the highest



Strategies to Consider – Capacity Provided

			Previous Plan		Reuse/Renovate/Expand NDSP					Replacement Facility
		Existing Capacity	Stage 1	Stage 1 + Stage 2	2008 Plan Complete	2008 Phase 1	2008 Phase 2	2008 Phase 3	Total of Phases 1-3	
Reuse Beds										
	North Unit	69	67	67	64	64	64	64	64	0
	East Block	159	159	0	0	159	0	0	0	0
	West Block	60	80	120	120	120	120	120	120	0
	South Unit	87	87	87	84	84	84	84	84	0
	Treatment Unit	60	60	60	60	60	60	60	60	0
	Segregation	60	40		0	0	0	0	0	0
	Medical "Area" +	25			0	0	0	0	0	0
	Overflow Dorm	42	31	37	0	0	0	0	0	0
	Subtotal NDSP	562	524	371	328	487	328	328	328	0
	MRCC	150	150	150		150	150	0	0	0
	Subtotal with MRCC	712	674	521	328	637	478	328	328	0
New Beds Added										
	Segregation			90	120	120	120	120	120	120
	Medical + Other Non-Rated		31	33	29	29	29	29	29	29
	Reception		175	175	112	112	112	112	112	96
	Therapeutic				96	0	96	96	96	512
	General Population (Max/Med)		150	125	256	0	256	256	256	144
	Minimum Security				144	0	0	144	144	184
	Subtotal New Beds	0	356	423	757	261	613	757	757	1085
Resultant Capacity NDSP + MRCC		712	1030	944	1085	898	1091	1085	1085	1085
Resultant Capacity without MRCC		562	880	794	1085	748	941	1085	1085	1085

Strategies to Consider – Components Provided

		Existing Capacity	Previous Plan		Reuse/Renovate/Expand NDSP					Replacement Facility
			Stage 1	Stage 1 + Stage 2	2008 Plan Complete	2008 Phase 1	2008 Phase 2	2008 Phase 3	Total of Phases 1-3	
Area Provided										
New Construction			61,631	131,280	399,507	112,557	213,427	73,522	399,506	644,225
Renovation			0	0	252,567	13,278	239,289	0	252,567	0
Total Area Provided			61,631	131,280	652,074	125,835	452,716	73,522	652,073	644,225
Elements Provided										
New Medical			yes	yes	yes	yes	yes		yes	yes
New Reception			yes	yes	yes	yes	yes		yes	yes
New Segregation			no	yes	yes	yes	yes		yes	yes
New Entry Area			no	yes	yes	yes	yes		yes	yes
New Central Control			no	no	yes	yes	yes		yes	yes
Renovated Administration			no	no	yes	some	yes		yes	yes
Expanded Visting			no	no	yes	no	yes		yes	yes
Relocate Laundry			no	yes	yes	no	yes		yes	yes
Expand Food Service			no	no	yes	no	yes		yes	yes
Expand Vocational			no	no	yes	no	yes		yes	yes
Expand Industries			no	no	yes	no	yes		yes	yes
Relocate Staff Services			no	no	yes	no	yes		yes	yes
Expand Outside Warehouse			no	no	yes	no	yes		yes	yes
Replace or Upgrade MRCC			no	no	yes	no	no	yes	yes	yes
Major Renovations to Existing			no	no	yes	no	yes		yes	no

Strategies to Consider – Cost Comparison

	Existing Capacity	Previous Plan		Reuse/Renovate/Expand NDSP					Replacement Facility
		Stage 1	Stage 1 + Stage 2	2008 Plan Complete	2008 Phas 1	2008 Phas 2	2008 Phas 3	Total of Phases 1-3	
Reuse Beds									
Subtotal NDSP	562	524	371	328	487	328	328	328	0
MRCC	150	150	150		150	150	0	0	0
Subtotal with MRCC	712	674	521	328	637	478	328	328	0
New Beds Added									
Subtotal New Beds	0	356	423	757	261	613	757	757	1085
Resultant Capacity NDSP + MRCC	712	1030	944	1085	898	1091	1085	1085	1085
Resultant Capacity without MRCC	562	880	794	1085	748	941	1085	1085	1085
Estimated Construction Cost (millions)		\$21.6	\$36.4	\$148.8	\$44.7	\$88.1	\$15.8	\$148.6	
Estimated Project Cost (millions)		\$24.9	\$41.9	\$178.5	\$53.7	\$105.8	\$19.0	\$178.5	\$210.7
Date of Estimate Dollars		2004	2004	2008	2008	2008	2008	2008	2008
Adjustment to 2008 (+ 24%)		\$30.88	\$52.0						
Average Cost/Square Foot			\$395.8	\$273.7	\$426.7	\$233.7	\$258.4		\$326.7
Cost/Square Foot New Construction			\$395.8	\$328.4	\$364.3	\$295.2	\$258.4		\$326.7
Cost With Escalation/Market Factor for 36 months (24%)			\$64.4	\$221.3	\$66.6	\$131.2	\$23.6	\$221.3	\$260.5

Strategies to Consider – Expedited Schedule

[illegible]

March 3, 2008 - Final Presentation

- Recommendations
 - Reuse/Expansion vs. Replacement
 - Site
 - MCRR Replacement
 - Cost and Phasing

March 10, 2008 - Final Report Submitted

Executive Summary

- Findings
- Conclusions
- Recommendations
- Process
- Appendixes



Parametrix, Inc.