Prepared by the North Dakota Legislative Council
staff for the Correctional Facility Review Committee
August 2008

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.

The following schedule provides information on estimated construction and renovation costs, new beds, and square feet for each component of Phase 1 of the CJI plan and Phase 1 of the hybrid plan:

	CJI Phase 1					Hybrid Phase 1				
	Estimated Cost	**New Beds**	**Cost Per Bed**	**Square Feet**	**Cost Per Square Foot**	**Estimated Cost**	**New Beds**	**Cost Per Bed**	**Square Feet**	**Cost Per Square Foot**
New construction										
Medical unit	$5,201,000	29	$179,345	17,935	$290	$5,201,087	29	$179,348	17,935	$290
Segregation/detention[1]	10,644,000	120	$88,700	33,262	$320	7,408,482	102	$72,632	24,657	$300
Orientation/intake/classification[2]	7,601,000	112	$67,866	29,452	$258	8,891,960	175	$50,811	35,146	$253
General population[3]	7,120,000	128	$55,625	24,981	$285	5,181,957	125	$41,456	18,843	$275
Warehouse	N/A					1,147,826			10,435	$110
Visiting/entry[4]	1,433,000			6,572	$218	432,174			2,161	$200
Housing zone support[5]	2,664,000			10,655	$250	N/A				
New construction costs	$34,663,000					$28,263,486				
Gross factor (15%)	5,199,450			18,429		4,239,523			16,377	
Subtotal	$39,862,450					$32,503,009				
Construction contingency	3,986,245					3,250,301				
Total new construction	$43,848,695					$35,753,310				
Major renovation/remodel[6]	$3,404,000			13,278	$256	$3,805,360			18,295	$208
Relocate tower	N/A					305,760			130	$2,352
Renovation contingency[7]	680,800					411,112				
Site development[8]	5,606,000					4,100,000				
Site contingency	560,600					410,000				
Project soft costs[9]	10,820,019					8,957,108				
Total 2008 project costs	$64,920,114					$53,742,650				
Inflationary costs[10]	16,016,897					13,258,311				
Total 2011 project costs	$80,937,011	389	$208,064	154,564	$524	$67,000,961	431	$155,455	143,979	$465

[1]The hybrid plan anticipates 102 segregation beds will be sufficient for the next 10 years. The hybrid plan allows for future expansion of the administrative segregation unit if necessary.

[2]The hybrid plan includes 50 "flex" beds in the orientation/intake/classification unit that could be used for general population housing if necessary.

[3]The CJI plan includes a dayroom area, multipurpose program area, and storage areas. The hybrid plan uses existing areas for these purposes.

[4]The CJI plan proposes a larger visiting/entry areas than the hybrid plan.

[5]The CJI plan includes providing new housing zone support for the entire prison complex, which includes offices, interview rooms, zone storage, staff toilets, janitor closets, food staging areas, and hearing rooms. The hybrid plan continues to use existing housing zone support.

[6]The CJI plan includes major renovation in Phase 1 for the facility administration building, central control, and food service areas. The hybrid plan includes renovation in Phase 1 for the first two floors of the facility administration building.

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

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

[9]Both plans include 20 percent for project soft costs.

[10]Both 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.

ATTACH:3