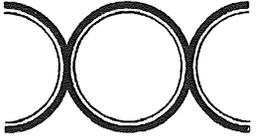


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State of Minnesota Close Custody Facility

Legislative Report

Minnesota
Department of
Corrections 



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February 1996

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1. EXECUTIVE SUMMARY

Under current law, the prison bed shortage projections totals more than 1100 by the year 2000. In order to address the growing need for additional prison beds, the 1994 Minnesota State Legislature authorized the planning of a new 800 bed close custody correctional facility in or near the Twin Cities Metropolitan Area. The original estimate was \$80 million not including inflation. This report summarizes the planning efforts for that project.

Overview

An 828 bed close custody project is proposed to be located in Rush City, Minnesota. Land and the utilities to the site boundary will be provided by Rush City at no cost to the State. The facility, comprised of four buildings, consists of 487,110 gross square feet in a combination of one and two story structures utilizing an open campus design. The campus is enclosed by a security perimeter which encompasses approximately 57 acres on a total site of over 340 acres. Total project costs are projected to be \$99,999,500, including inflation. The facility is scheduled to be commissioned July, 2000, with inmate occupancy following shortly thereafter.

Project Site Location

In order to select a site generally accepted by the local community and fulfill the State's prison needs in a cost effective manner, the Department of Corrections advertised for site proposals in the State Register on August 15, 1994. Upon receipt of five community proposals representing nine sites, a site selection committee selected and ranked three proposals. In a descending order of preference, the sites were the City of Braham, Rush City, and the city of St. Cloud. The City of Braham submission was selected as the preferred proposal and planning commenced. Following detailed soil investigation, the original Braham site was deemed not constructable and a second site at Braham established. The second Braham site contained significant wetlands. Following conceptual planning it was determined that the adverse impact of the wetlands mitigation required raised serious questions about obtaining regulatory approval. Project costs and schedule could also have been compromised. As a result, the Rush City site then became the preferred site for the new facility.

Operational Program

The first step in the planning process was the development of an Operational Program by the Department of Corrections. The Operational Program described the manner in which the close custody prison was to operate. It addressed the following major components;

1. Administrative
2. Security
3. Inmate Programs and Activities
4. Physical and Mental Health Functions
5. Inmate Housing
6. Support and Maintenance

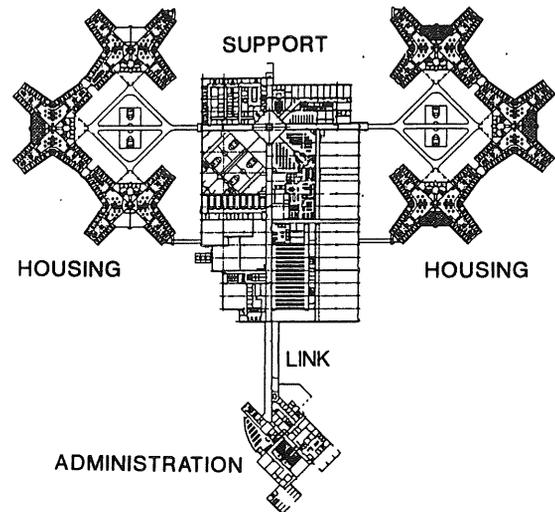
The Operational Program established the basis from which to develop the space program and plans for the facility.

Building Program

In response to the Operational Program, a space program was developed projecting the kinds of spaces necessary, the size of each space, and how each space related to one another. The space program projected a facility of 471,715 square feet.

Design Description

The large flat configuration of the Rush City site provided the opportunity to design a facility of four simply constructed buildings. Two Housing configurations and a Support building are surrounded by a secure perimeter fence. An Administration building, located outside the security perimeter fence, is connected to the Support building by a secure internal link. Movement for both inmates and staff from the Support building to the Housing buildings is outside. The entire facility is surrounded by a vehicular patrol road and a large buffer zone of open land.



Site layout will accommodate future expansion.
Expansion costs are not included in project estimates.

Exterior building materials are predominately precast concrete exterior wall panels, industrial metal siding and concrete block. Materials were chosen for their security characteristics and long term durability.

The Housing buildings consist of three complexes each of which is subdivided into two living units. During the design, the programmed inmate capacity for each unit was changed from 56 cells to 68 cells thereby reducing the total number of housing complexes from seven to six. This resulted in reduced construction costs and, more importantly, long term staffing costs. The total inmate cell count including medical beds is 828 [(68 cells per living unit x 12 living units) + 12 medical beds = 828].

Project Schedule

The Department of Corrections projections indicate a critical need for facility beds between now and the year 2000. Subject to the 1996 Legislative authorization, this project is scheduled to provide beds in late summer, 2000. To meet this schedule, early site grading is planned for the summer of 1996. Building construction is scheduled to commence in the summer of 1997. A 36 month construction schedule is projected.

Financial Information

The total fiscal year 1996 dollar authorization necessary to complete this project is \$99,999,500. Occupancy costs are not included in that amount and will be part of a first year operational expense request. Project costs from all prior years per legislative authorization total \$2,000,000

Project Size

The physical size of this project is significant. This illustration references the project size to the State Capitol area.





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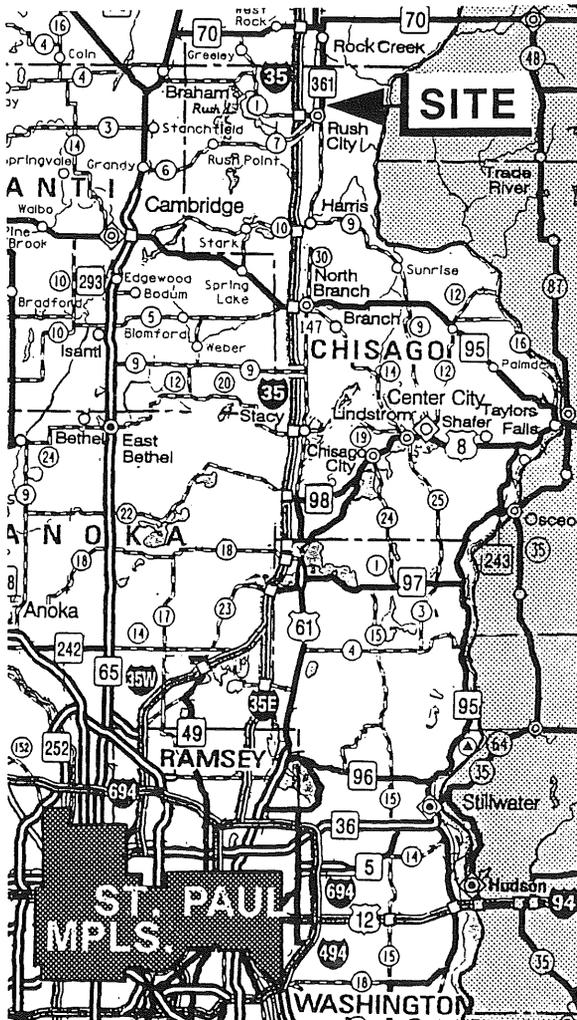
2.0 PROJECT COMPONENTS

2.1 Site Selection

On August 15, 1994 the Department of Corrections advertised for site proposals in the State Register. Formal responses were received from Braham; Isanti/Cambridge; The I-35 Corridor Group (representing Harris, Rock Creek, Rush City and Pine City); Sandstone; and Saint Cloud. After reviewing the written proposals, the site selection committee, chaired by Deputy Commissioner of Corrections James Bruton, invited four communities, comprising eight separate sites, to make formal presentations. The committee then selected and ranked three proposals. In a descending order of preference, they were the City of Braham, Rush City, and the city of St. Cloud. The Braham submission was selected as the preferred proposal and planning commenced. Following detailed soil investigation, the Braham site was deemed not constructable and a second site at Braham established. The adverse environmental impact on the wetlands mitigation required (approximately 26 acres) on the second site however raised serious questions about obtaining regulatory approval. Project costs and schedule could also be compromised. As a result, the Rush City site then became the preferred site for the new facility.

Project Site Location

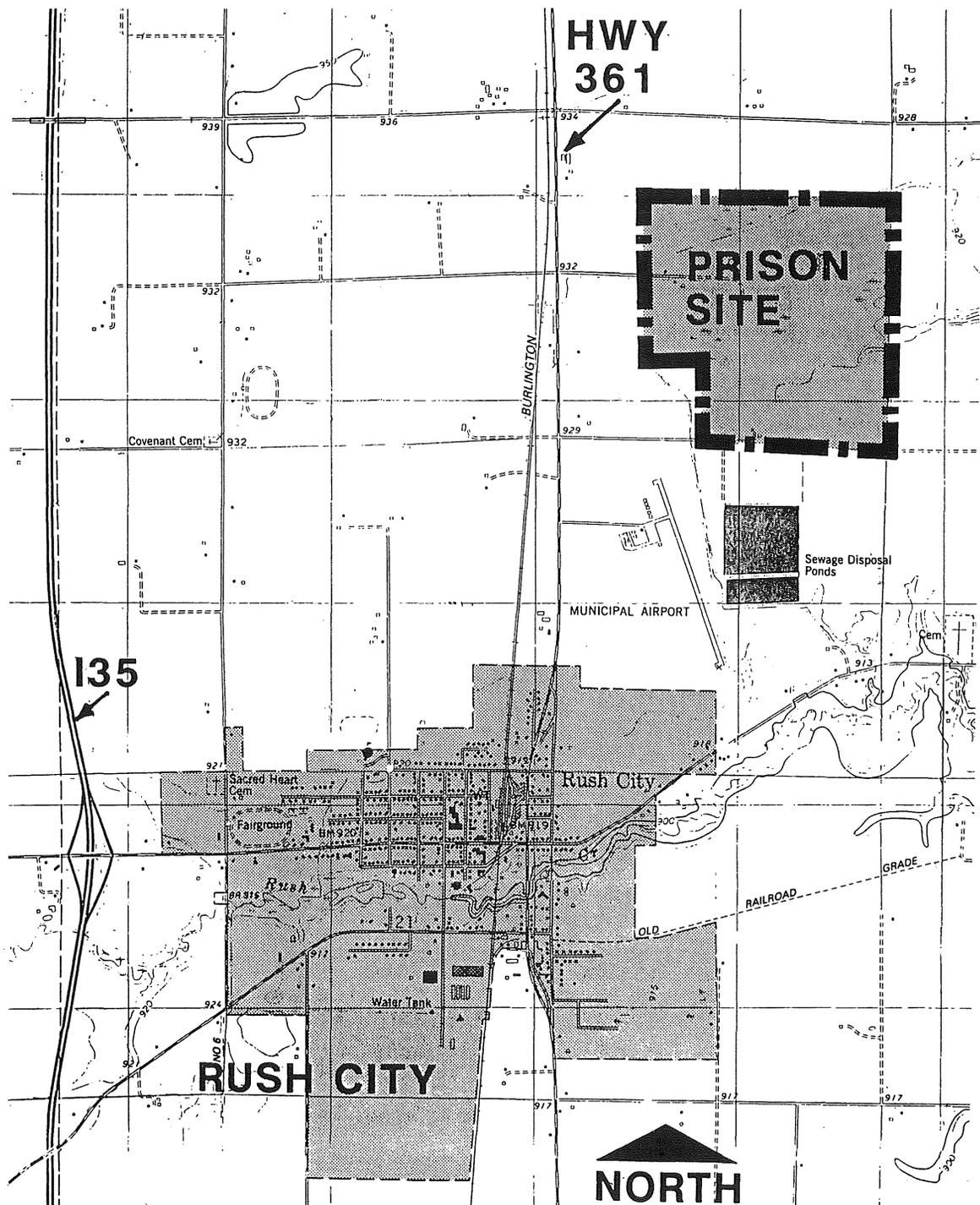
The site is located in Rush City, Minnesota, approximately 60 miles north of the Twin Cities on Interstate 35.



2.1 Site Selection, continued...

The site is situated approximately one mile northeast of the Rush City central business district. It is bounded by farmland on the west, north and east. On the south it is adjacent to the municipal sewage treatment ponds and the municipal airport.

The site is relatively flat containing some wetland areas. Approximately 10 acres of wetlands are impacted by the project. An Environmental Impact Statement is in process and includes Rush City as the preferred site with Braham and St. Cloud as alternate sites.



2.2 Operational Program Summary

The Department of Corrections began the planning of the Close Custody Facility in June of 1994. The goal of the project was to complete the predesign, facilities design, construction and occupancy of a close custody facility to house 800 inmates by July, 2000. The facility objective is to be carried out in the context of the following Operational Program criteria:

Safety of staff and control of the inmate population.

Efficiency and economy of operation.

Flexibility of design and operations.

Provisions for programming and education for those who seek out such services.

Security without undue security hardware.

Environmental compatibility between the facility and the community in which it is placed.

The Operational Program describes the manner in which the institution is intended to operate. It was used by the architect/planner in developing the functional space program and the institution design. Careful attention has been paid by the Department of Corrections in the development of the appropriate program to meet the needs of a close custody facility. Such a program has been achieved with the involvement of key department staff as well as the architect/planner, with final review by the Commissioner.

The Operational Program is divided into six sections as follows:

1. Administration
2. Security
3. Inmate Programs and Activities
4. Physical and Mental Health
5. Inmate Housing
6. Support and Maintenance

The following summarizes each Operation Program section:

2.2 Operational Program Summary, continued...

1. Administration

The administrative function provides the structure, supervisory and support functions required to accomplish the mission of the institution. This includes defining lines of authority, establishing channels for communication and determining organizational relationships.

Administration includes the following:

Staff Training will identify and provide necessary resources to insure complete and thorough pre-service and in-service training as well as resources for the continued growth and professional development of staff.

Hearings and Investigation provides for the prompt, fair, safe, orderly and efficient conduct of releasing authority, disciplinary, court and other fact finding and decision making hearings.

Communications is responsible for assuring essential communication under normal, critical and backup operations. The system must be designed in such a way that security is not compromised in that various segments of the system can be isolated without endangering the overall operation of the balance of the system.

Case Management and Reception systematically administers a number of integrated processes of programming and recording as the offender moves through the institutional experience. It provides the means whereby all resources of the institution can be focused, both for the program needs of the offender and for the management needs of the administration, in an orderly and efficient operation of the institution. Case management is a recorder and repository of all the data generated about the offender and a disseminator to others for decision making purposes. It provides a committee system that interfaces with all other elements of the institution in the decision and policy making process.

Visiting provides inmates the opportunity for controlled contact with family and community persons within a secure setting.

2. Security

Security will be accomplished through physical barriers, policy and procedures, and staff commitment.

The purpose of security is to provide for the safety of the public, staff and inmates. The security provisions of this facility must be capable of adequately dealing with the most sophisticated, dangerous and recalcitrant inmate in a just, humane and meaningful manner.

2.2 Operational Program Summary, continued...

3. Inmate Programs and Activities

Inmate program activities are designed to teach, rehabilitate, provide social structure and generally lessen dangerous inmate idleness.

Programs and Activities include the following:

Industry provides a realistic and competitive work program for that portion of the population that require and can benefit from it.

Religious programs provide religious services and counsel to inmates.

Education provides opportunities and resources for social, vocational, academic and other improvements.

Recreation provides the programs which strive to develop appropriate social adaptation and positive behavior alternatives to existing behavior.

4. Physical and Mental Health

Physical Health educates inmates in behaviors appropriate to good health. It treats illness and injury in an environment secure to both inmates and staff.

Mental Health addresses the mental health needs of all incarcerated individuals and meets the short term treatment needs of those who are acutely mentally ill.

5. Inmate Housing

Inmate housing provides living quarters which allow for the basic human needs, namely sleeping, passive living activities, socializing and general unstructured activities.

6. Support and Maintenance

Engineering and plant maintenance maintains the physical plant and environment conditions required for the institution to function in a safe and economical manner.

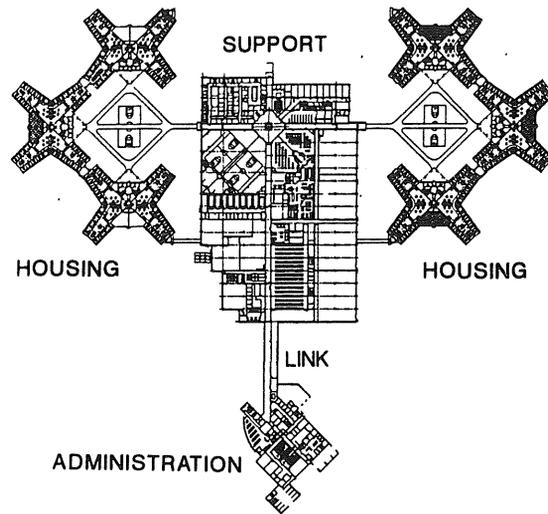
2.3 Building Program Summary

Table below lists the amount of area assigned to each component of the building. It lists the area projected by the building program, final schematic building area and the difference between the two. In addition, a detailed room by room building program has been completed including space relationship information, security categorization and service delivery approach.

Building Area						
Program Component	Admin Building	Support Building	Housing Complexes	Final Schematic Design DEC 1995	Final Building Program MAR 1995	Difference
1.0: Administrative / Public Lobby	4,446	0	0	4,446	1,109	3,337
2.0: Visiting	284	7,402	0	7,685	5,312	2,373
3.0: Executive Administration	9,706	0	0	9,706	9,135	571
4.0: Staff Development / Services	8,176	0	0	8,176	8,181	-6
5.0: Intake / Processing	4,222	0	0	4,222	3,548	674
6.0: Case Management and Records	4,483	0	0	4,483	3,957	526
7.0: Communications	166	465	0	631	1,781	-1,150
8.0: Central Control Area	1,087	0	0	1,087	1,326	-239
9.0: Operations	4,068	0	0	4,068	3,700	368
10.0: Volunteer / Programs	0	0	0	0	0	0
11.0: Industry	0	49,091	0	49,091	55,000	-5,909
12.0: Education	0	13,832	0	13,832	14,928	-1,096
13.0: Recreation	0	22,398	0	22,398	22,004	394
14.0: Religious Services	0	2,531	0	2,531	2,280	251
15.0: Health Services	0	15,711	0	15,711	19,561	-3,850
16.0: Inmate Housing	0	0	196,672	196,672	183,464	13,208
17.0: Hearings and Investigations	0	2,780	0	2,780	2,297	483
18.0: Food Service	0	18,193	0	18,193	16,950	1,243
19.0: Canteen	0	2,932	0	2,932	2,359	573
20.0: Central Laundry	0	2,608	0	2,608	2,960	-352
21.0: Warehouse	3,849	16,741	2,245	22,834	20,766	2,068
22.0: Engineering/Plant Maintenance	0	8,888	0	8,888	10,566	-1,678
23.0: Transportation / Access	4,977	0	0	4,977	5,589	-612
24.0: Physical Plant	4,311	28,743	21,510	54,565	40,000	14,565
Circulation	8,298	16,298	0	24,596	34,942	-10,346
Total Gross Square Footage	58,071	208,612	220,426	487,110	471,715	15,395

2.4 Design Description

The large flat configuration of the Rush City site provided the opportunity to design a facility of four simply constructed buildings. Two Housing configurations and a Support building are surrounded by a secure perimeter fence. An Administration building, located outside the security perimeter fence, is connected to the Support building by a secure internal link. Movement for both inmates and staff from the Support building to the Housing buildings is outside. The entire facility is surrounded by a vehicular patrol road and a large buffer zone of open land.



Site layout will accommodate future expansion.
Expansion costs are not included in project estimates.

Exterior building materials are predominately precast concrete exterior wall panels, industrial metal siding and concrete block. Materials were chosen for their security characteristics and long term durability.

The Housing buildings consist of three complexes each of which is subdivided into two living units. During the design, the programmed inmate capacity for each unit was changed from 56 cells to 68 cells thereby reducing the total number of housing complexes from seven to six. This resulted in reduced construction costs and more importantly, long term staffing costs. The total inmate cell count including medical beds, is 828. $[(68 \text{ cells per living unit} \times 12 \text{ living units}) + 12 \text{ medical beds} = 828]$.

Building Access

The Administration building serves as the entry for staff, visitors, building service providers and inmates. Potential conflicts between staff and inmate visitors are minimized by providing separate entrances and parking areas for these building users. Inmates enter the facility by means of a secure vehicular sally port which leads directly into intake and processing.

Service Delivery

The loading dock area is located outside the perimeter security fence. Deliveries can be received any time without time consuming vehicular searches and driver background checks. Facility staff check goods for contraband in a time efficient manner prior to moving them through the secure internal link that connects administration and support buildings together. Service operations inside the secure perimeter such as maintenance, trash removal, recycling and emergency access utilize the internal roadway system.

2.4 Design Description, continued...

Building Organization

The Support and Housing buildings are laid out with a cross axis circulation system which provides simple construction and passive visual security. The intersection of the pathways to Housing and Administration occurs in a centralized area in the Support building. This intersection contains a staff post called movement control. Movement control not only monitors inmate movement but also provides indirect observation of inmate activities in food service, education, recreation and medical through interior windows.

Security

Once an inmate has been admitted into the institution all inmate activities occur within a continuous physical barrier known as the security perimeter. The security perimeter must consist of a minimum of two barriers between the inmate and freedom. Typically barriers consist of a double perimeter security fence with detection and alarm systems. Controlled security vestibules, known as sally ports, provide access in and out of the security perimeter. Security systems are monitored and controlled from a central control station which is located outside the security perimeter.

Mechanical Systems

The facility is served by centralized hot water boilers and chillers located in the support building. Hot and cold water loops are distributed to housing and administration buildings. Each building contains a mechanical fan room which then distributes climate controlled air to the various spaces. The remote fan rooms also provide for the code mandated smoke management systems and smoke compartments used to control smoke and volatile gases in the event of an emergency condition. Centralized mechanical systems were chosen for long term maintenance and energy savings. The heating system is fueled by natural gas with a diesel fuel backup stored on site.

Electrical Systems

Due to the high security nature of this facility, centralized emergency generators are necessary. The generators operate on the same diesel fuel which is stored on site as a back up for the heating system fuel source. Consideration will be given to utilizing diesel power generation to peak shave electrical utility rates.

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4.0 FINANCIAL INFORMATION

4.1 Project Budget

The total fiscal year 1996 dollar authorization necessary to complete this project is \$99,999,500. Occupancy costs are not included in this amount and will be part of a first year operational expense request. The following chart illustrates a break down for these costs.

Total Project Costs	Project Costs All Prior Years	Project Costs To Completion
1. Site Evaluation, Testing & Environmental Impact Statement	\$337,500	
2. Predesign Fees	\$325,000	
3. Design Fees	1,337,500	\$3,992,600
4. Administrative Costs and Professional Fees		\$5,604,700
5. Site and Building Construction		\$72,828,700
6. Furniture, Fixtures and Equipment		\$4,025,200
7. Occupancy		0
8. Percent for Art (mandated)		\$75,000
9. Inflation Multiplier		13,473,300
Total	\$2,000,000	\$99,999,500

Note: A one time start up cost of \$2,950,000 is not included in the above project costs per Capital Budget Guidelines.

4.2 Construction Cost Summary

The Schematic Cost Management summary which follows is based on Schematic Design Documents prepared by BWBR Architects Inc. and it's consultants dated November 16, 1995.

Construction costs used in this report are current as of December, 1995, and are adjusted to June, 1995, prices and then escalated to a construction midpoint of December, 1998.

The detailed Cost Management Report in the bibliography summarizes assumptions and contains detailed unit cost breakdowns.

4.2 Construction Cost Summary, continued...

Construction Costs

DESCRIPTION	\$/GSF	TOTAL AMOUNT	% OF TOTAL
Site Work	10.00	4,871,550	7.36%
General Construction	66.00	32,149,090	48.60%
Mechanical Construction	35.13	17,111,070	25.86%
Electrical Construction	24.69	12,025,130	18.18%
Subtotal Direct Costs	135.82	66,156,840	100.0%
General Conditions, Overhead & Profit	14.26	6,946,470	
Subtotal	150.08	73,103,310	
Design Contingency - 7.5%	11.26	5,482,750	
SUBTOTAL DECEMBER 1995	161.31	78,586,060	
Total Value Engineering Items Deduction *	(8.00)	(3,896,900)	
TOTAL COSTS DECEMBER 1995	153.34	74,689,160	
Direct Costs De-escalated to June 1995	(3.83)	(1,867,230)	
TOTAL COSTS IN JUNE 1995 DOLLARS	149.51	72,821,930	
Labor and Material Escalation-18.5% (to Midpoint of Construction-12/98)	27.66	13,472,060	
TOTAL CONSTRUCTION COSTS	177.16	86,293,990	DEC 1998
Construction Budget	177.17	86,302,000	
DIFFERENCE	0.01	8,010	

Building = 487,110 GSF

* Value Engineering Items are shown on the following Page.

4.2 Construction Cost Summary, continued...

Value Engineering Items

DESCRIPTION	\$/GSF	DEDUCT AMOUNT
Change Burnished CMU to Painted CMU	(0.13)	(64,400)
Change Industry Roof from Precast to Fireproofed Stl.	(0.17)	(82,300)
Eliminate Heat Recovery @ Housing	(0.43)	(210,000)
Lower Roof at Housing Mechanical Rooms by 10'	(0.60)	(290,000)
Change Fuel Storage from 30,000 Gal. to 24,000 Gal.	(0.05)	(25,000)
Change Cells from Precast Units to CMU Constr.	(5.85)	(2,850,900)
Delete A/C Cooling Capacity Redundancy *	(0.31)	(149,700)
Delete A/C @ Recreation, Food Service, Laundry, Industry, Maintenance **	(0.46)	(224,600)
Total Value Engineering Items	(8.00)	(3,896,900)

* Cooling capacity redundancy is eliminated by downsizing the chiller units and cooling towers to 670 ton units.

** Cooling is eliminated in these areas and the chiller units and the cooling towers are downsized to 550 ton units for a total capacity of 1,650 tons.

Direct Costs Parameter Summary

The direct costs parameters summary below itemizes construction costs by quantities in each system category. Refer to Construction Cost Summary for total construction cost.

SYSTEM	SYSTEM UNIT	\$/SYS. UNIT	\$/GSF	TOTAL AMOUNT	% OF TOTAL
01 Site Work	4,792,000 SITSF	1.02	10.00	4,871,550	7.36%
02 Foundations	487,110 BLDSF	2.65	2.65	1,291,970	1.95%
03 Floors	487,110 BLDSF	7.82	7.82	3,811,540	5.76%
04 Columns	10,100 COLLF	52.66	1.09	531,870	0.80%
05 Roof	425,890 RFSF	13.92	12.17	5,929,300	8.96%
06 Exterior Wall	156,260 WLSF	20.27	6.50	3,168,070	4.79%
07 Exterior Glazing	14,860 OPGSF	86.14	2.63	1,279,990	1.93%
08 Interior Walls	312,120 WLSF	9.44	6.05	2,947,570	4.46%
09 Doors & Hardware	41,760 DRSF	63.32	5.43	2,644,190	4.00%
10 Specialties	487,110 BLDSF	2.23	2.23	1,084,230	1.64%
11 Equipment	487,110 BLDSF	4.36	4.36	2,123,960	3.21%
12 Conveying Systems	487,110 BLDSF	0.10	0.10	50,000	0.08%
12A Special Construction	487,110 BLDSF	14.96	14.96	7,286,400	11.01%
13 Plumbing	1,408 FIXT	3,372.73	9.75	4,748,810	7.18%
14 Fire Protection	487,110 BLDSF	1.82	1.82	886,080	1.34%
15 HVAC	1,650 TON	6,955.26	23.56	11,476,180	17.35%
16 Electric w/A.C.	487,110 BLDSF	11.14	11.14	5,425,940	8.20%
17 Special Electric	487,110 BLDSF	13.55	13.55	6,599,190	9.98%
Total Direct Costs			135.81	66,156,840	100.00%

4.3 Cost Surveys of other Institutions

In response to legislative requests, the Department of Corrections/Department of Administration (DOC/Admin) surveyed ten states to compare the construction cost of facilities in other states to the DOC/Admin construction estimate for a close-custody facility. Seven of the ten states responded, with six being indicated here as the most comparable. The other reply was for a 150 bed minimum security facility. In order to differentiate the four custody levels utilized by the DOC and their relationship to construction, the following is presented:

Maximum Custody

An inmate assigned to maximum custody status is categorized as a risk to other inmates or staff, and is a security risk by virtue of breaching, or attempting to breach, the secure perimeter of a maximum or close custody facility. These inmates usually exhibit aggressive, violent behavior making them hard to manage and may require complete separation from the general population.

Construction criteria requires individual cells with toilet and sink to maintain maximum security. Construction materials must be made as indestructible as possible due to the violent and destructive behavior generally exhibited by inmates assigned to this category. Doors, door hardware, cell furnishings, lighting and plumbing fixtures must all meet a high level of indestructibility.

Close Custody

An inmate assigned to close custody status is categorized as a risk to the public, and is a security risk by virtue of breaching, or attempt to breach, the secure perimeter of a medium or minimum security facility. An inmate in this category often exhibit behavior that prevents him from being housed in a medium custody facility, but does not warrant the higher level of control present in a maximum security facility.

Construction criteria for a close custody facility requires almost the same level of indestructibility used in a maximum security setting. Inmates meeting close custody criteria may exhibit the same aggressive and violent behavior as those assigned to maximum custody. The subtle differences between maximum and close custody is through the Operational Programs of the institution such as, larger groupings of inmates for meals, work, or during recreational activities.

Medium Custody

An inmate assigned to medium custody status is categorized as a risk to the correctional system; or meets the criteria for minimum custody status except that the inmate is not within 12 months of his release date; or the inmate meets the criteria for minimum custody status except that the inmate has an outstanding detainer for a felony or a gross misdemeanor. Inmates in this category do not normally exhibit behavior that warrants a high level of security. Operationally, the institution may be run with a more campus-like setting.

4.3 Cost Surveys of other Institutions, continued...

Construction criteria for a medium custody facility usually requires less secure interior construction than would be found at a close or maximum security facility. Door hardware and cell furnishings may be constructed of wood or light gauge metals, dry cells and dormitories may be incorporated into the design of the facility. Operationally, the facility is more open in nature with the perimeter security fulfilling the needs for a secure environment.

Minimum Custody

An inmate assigned to a minimum custody status is categorized as not a risk to the public or staff, and is within 12 months of his release date. An inmate in this category does not have a felony or gross misdemeanor detainer outstanding. Construction criteria for a minimum security facility requires a minimum amount of security hardware in all phases of construction. Construction here would be on a par with group homes. This is the least expensive construction.

As previously indicated, the current need is for close-custody beds and the construction costs for a close-custody facility is higher than either a medium or minimum security facility. All of the projects which follow offset the costs of their maximum and close-custody beds by also building in medium dry-cell beds. To build in a dry-cell bed means that the facility cannot go on a total lock down situation and the whole institution is classified at a lower security level. Close-custody also requires a greater cost in overall security measures over medium security in terms of hardware, doors, locks, durability of surface materials, and location of activities/services.

Facility Comparison Issues

- The proposed cell unit costs for the Minnesota Close Custody Facility are significantly under most other states.
- Overall gross square footage per inmate is 594 square feet. According to the United States General Accounting Office, 1992 Report to State and Federal Prisons this is well within, and even under the square footage compared to other facilities on a national basis.
- Costs per bed are high due to the nature of close-custody prison construction.
- Concerns arise that a facility can always be built less expensively, but as an example of a value engineering issue, it is more cost effective to build a central boiler plant with a life expectancy of 50 years than it is to build rooftop units that require replacement every 7 - 10 years.

4.3 Cost Surveys of other Institutions, continued...

Facility	Close Custody East Central MN	Black River Falls, WI	Wabash Carlisle Indiana	Eldorado Kansas	Western MO Cameron MO	Newton Iowa	Big Muddy Ina, Illinois
Occupancy in Year	2000	1995	1993	1991	1988	1998	1993
Labor Index and Escalation to Compare Construction Cost **	\$86,302,000	\$42,230,791	\$72,236,451	\$92,099,540	\$86,263,995	\$43,371,000	\$66,516,583
Security Cells	Close 828 single	Min.-Med. 100 single 250 double cells dry*	Med-Max. 288 single 352 double dry*	Min.-Max. 384 single 256 double dry*	Min-Max. 25 wet single 700 double (200 wet, 500 dry) 1,250 dorm	Medium 290 wet double 96 double dry*	Medium 30 wet single 896 <u>56 receiving</u> <u>982</u>
Cost Per Cell	\$105,762 per cell	\$120,659 per cell	\$112,869 per cell	\$143,905 per cell	Not available due to dorm usage	\$112,360 per cell	\$67,735 per cell
Inmates	828	600	992	896	1,975	750	1,878
Gross Sq. Footage	487,110	228,215	347,840	420,150	470,168	218,200	390,000
Housing	196,672	121,050	200,574	203,500	273,550	135,700	200,000
Other Sq. Footage	290,438	107,165	147,266	216,650	196,618	82,500	190,000
Sq. Ft. Per Total Cell	598.4	652	543.5	469	N/A	565.3	207
Industry	50,000	20,000	44,615	34,388	41,586	N/A	2,640 Combined with Gym/Rec
Visiting	5,312	8,965	2,170	4,800	Part of Admin.	N/A	2,600
Education	14,928	31,620	1,270	9,560	12,900	7,850	51,300
Gym-Rec.	20,004	16,200	390	12,103	31,200	1,100	Combined with Industry
Administration	20,046	16,865	18,038	26,013	24,360	11,000	17,000
Religious	2,280	11,320	N/A	N/A	N/A	N/A	N/A
Maintenance	8,900	14,590	5,400	N/A	8,800	5,650	9,000
Warehouse	20,766	12,095	32,191	17,400	20,460	8,750	17,000
Food Service	16,950	Unknown	19,650	10,890	32,689	1,140	20,000

*Dry cell will not allow for security lock up.

**Costs indexed from R.S. Means and escalated to 12/1998.

4.3 Cost Survey of other Correctional Institutions, continued...

The following construction cost statistics are for facilities throughout the United States, and represent detention facilities including both jails and prison. Because projects vary in type and available cost data varies in what is included, the comparisons are offered only as a guide. All of these projects are complete with the exceptions of the Rush City Close Custody prison and the Hennepin County Jail, both of which are provided with statements of probable construction cost. All completed projects have been escalated to represent March 1995 dollars and adjusted to the Minneapolis/St. Paul price index. Each project has been further escalated to January 1999, the construction midpoint for the Rush City Close Custody Facility and the time frame for which project costs have been calculated. Adjustment in dollar values have been in accordance to the inflation schedule in Appendix 9 of this Predesign Manual.

Facility	Location	Bed Count	Cost Adjusted 12/'98
Close Custody	Rush City, MN	828	\$177.16
Will County	Joliet, IL	318	\$198.24
Prince George Cnt	Baltimore, MD	432	\$280.63
Reno	Reno, NY	480	\$125.61
Cook County	Chicago, IL	1,600	\$228.59
Wichita	Wichita, KS	418	\$184.43
San Francisco	San Francisco, CA	785	\$201.00
Milwaukee	Milwaukee, WI	780	\$274.89
Kansas City	Kansas City, KS	520	\$163.83
Dade County	Dade County, FL	1,000	\$152.90
Multnomah County	Portland, OR	430	\$157.78
Jefferson County	Jefferson City, CO	422	\$144.16
Santa Clara	Santa Clara, CA	785	\$189.68
Lake County	Waukegan, IL	428	\$193.00
Fulton County	Atlanta, GA	2,244	\$167.57
Clark County	Las Vegas, NV	852	\$174.77
Hennepin County	Minneapolis, MN	912	\$183.22
Colorado State Pen	East Cannon, CO	504	\$187.73
U.S. Penitentiary	Florence, CO	562	\$220.60
El Dorado Correctional	El Dorado, KS	625	\$219.20
Curran Fromhold	Philadelphia, PA	2,000	\$151.51
Eastern Kentucky	West Liberty, KY	1,120	\$203.32
Multi-Purpose Complex	Wilmington, DE	480	\$186.73
High Security Facility	Oak Park Hts, MN	400	\$187.57
Average Adjusted Cost Per Sq. Ft.*			\$190.30

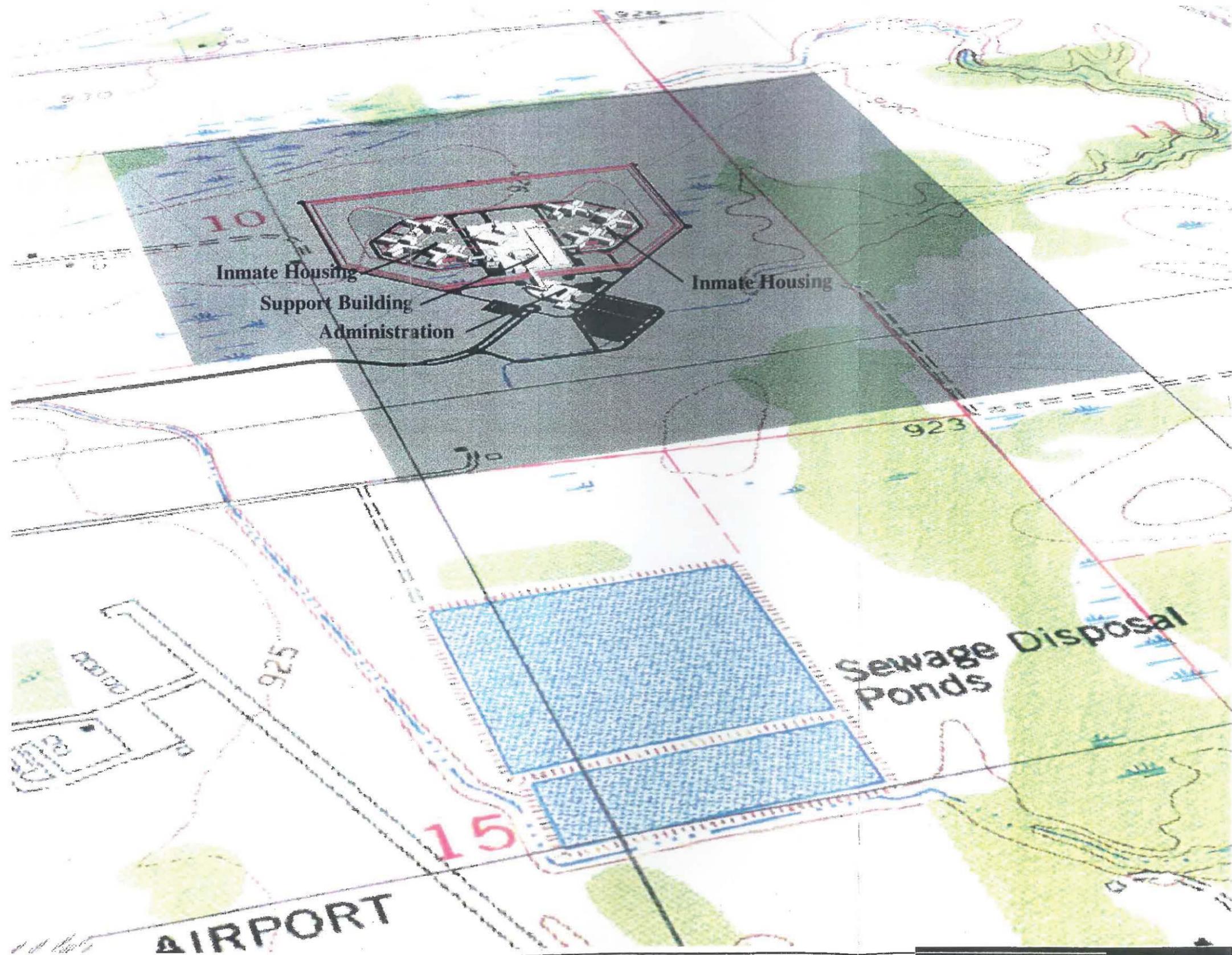
* Rush City costs are not included in determining average costs.

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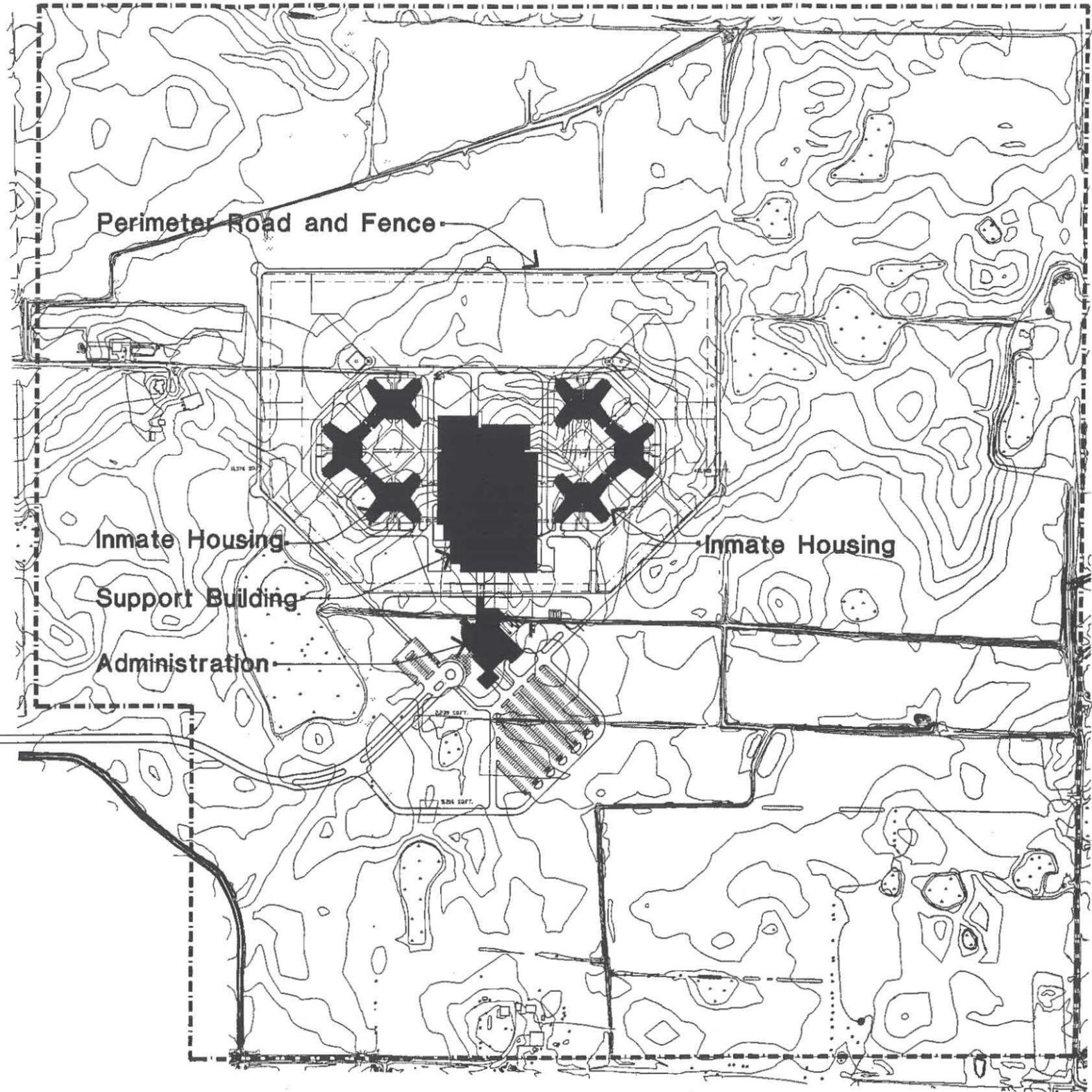
5.0 ILLUSTRATIONS

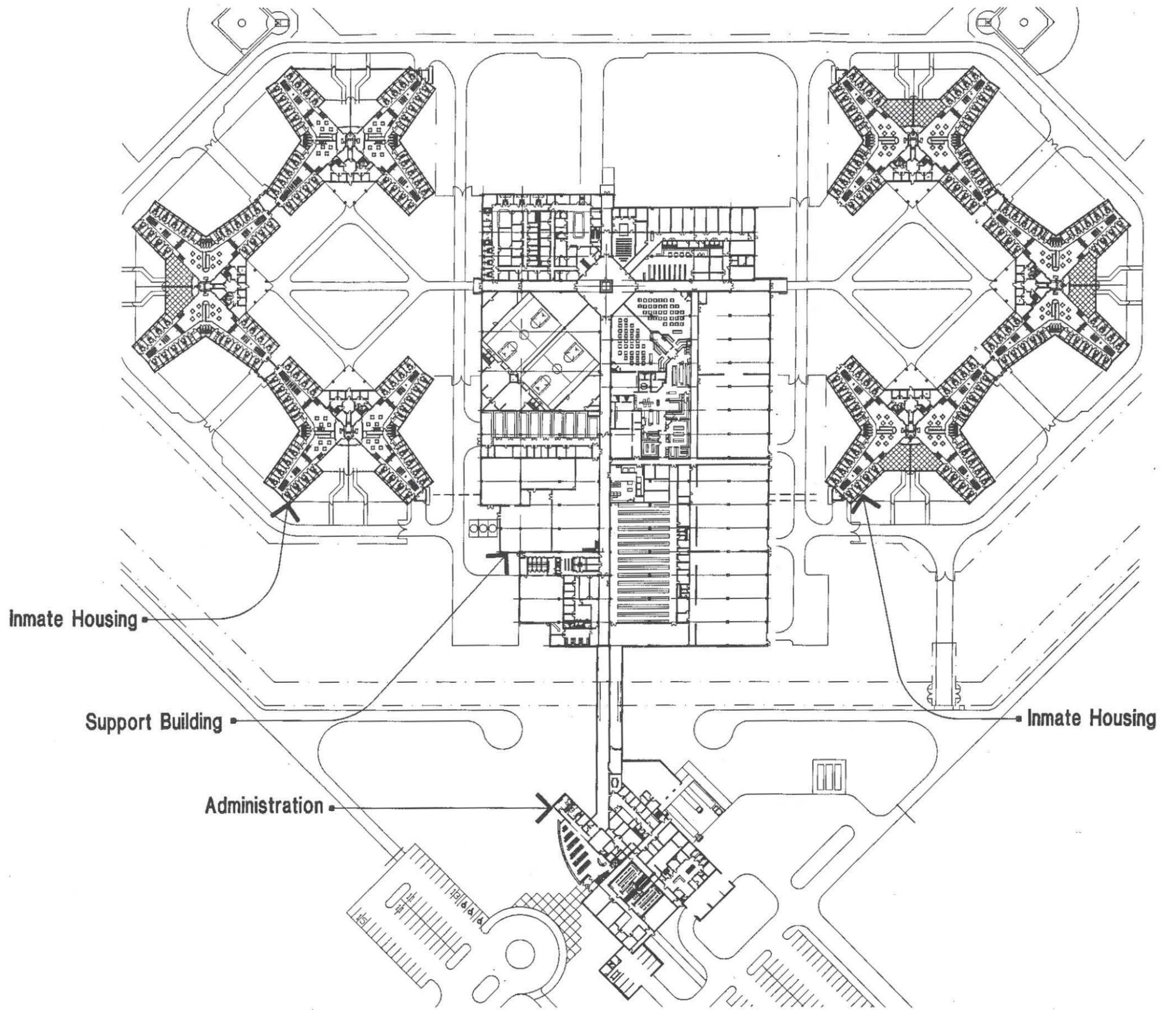
- 5.1 Site Location Plan
- 5.2 Site Plan
- 5.3 Reference Plan - Ground Floor
- 5.4 Reference Plan - Second Floor
- 5.5 Ground Floor Plan - Administration
- 5.6 Second Floor Plan - Administration
- 5.7 Ground Floor Plan - Support Building
- 5.8 Ground Floor Plan - West Inmate Housing
- 5.9 Second Floor Plan - West Inmate Housing
- 5.10 Ground Floor Plan - East Inmate Housing
- 5.11 Second Floor Plan - East Inmate Housing
- 5.12 Exterior Elevations - Administration Building
- 5.13 Exterior Elevations - Support Building
- 5.14 Exterior Elevations - Inmate Housing
- 5.15 Perspective View

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State Highway 361





Inmate Housing

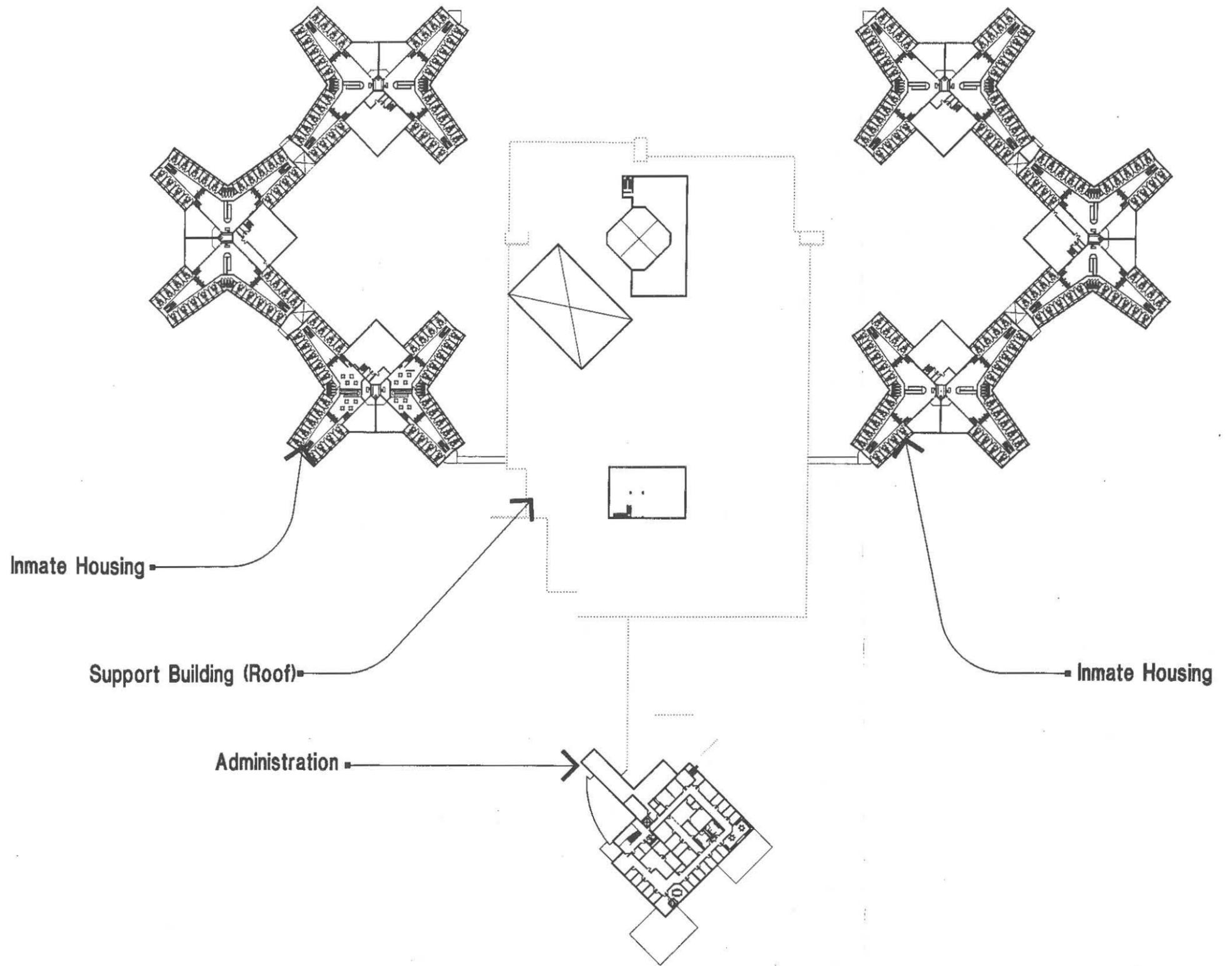
Support Building

Administration

Inmate Housing

**REFERENCE PLAN
GROUND FLOOR**

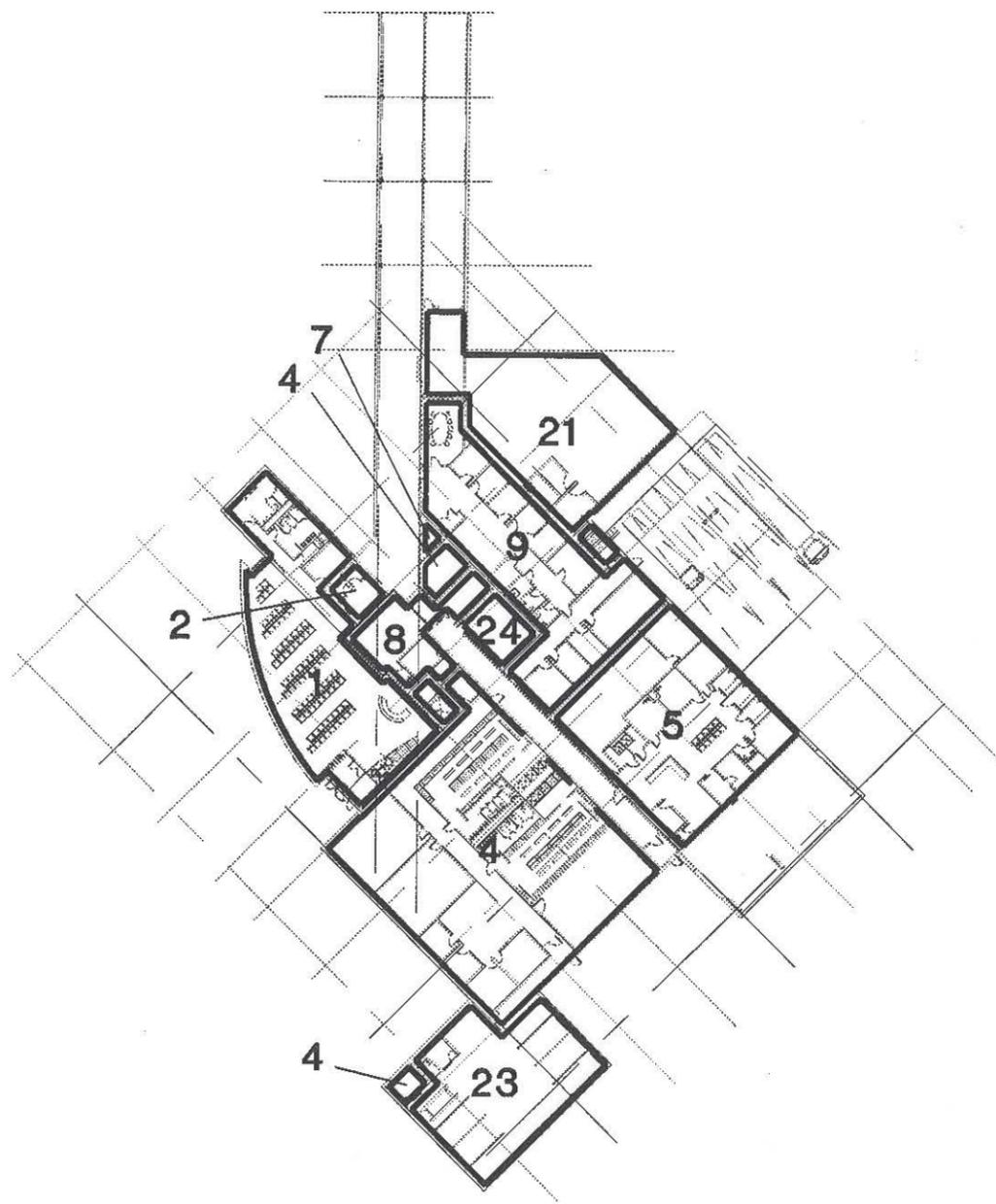
State of Minnesota Close Custody Facility



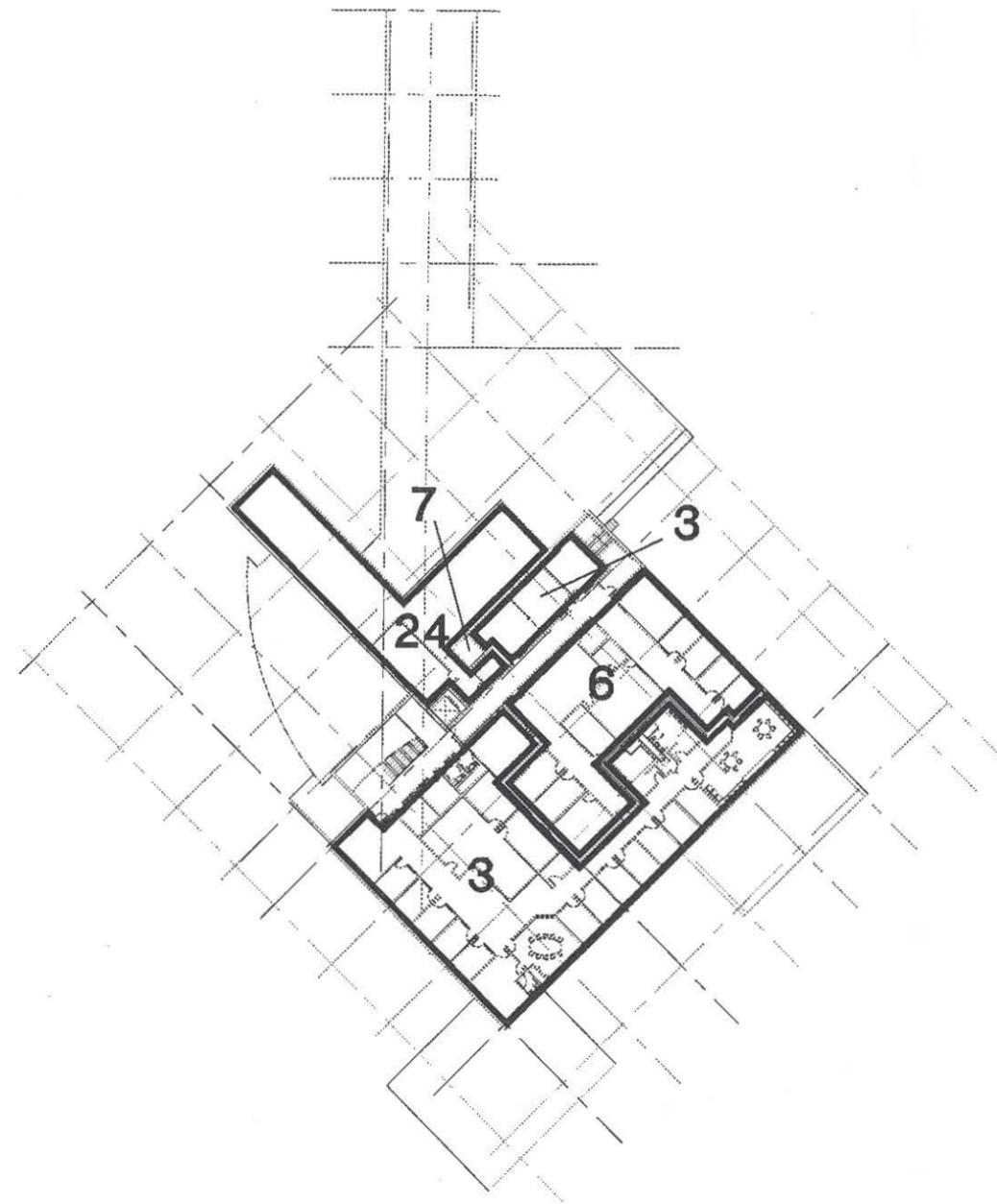
**REFERENCE PLAN
SECOND FLOOR**

State of Minnesota Close Custody Facility

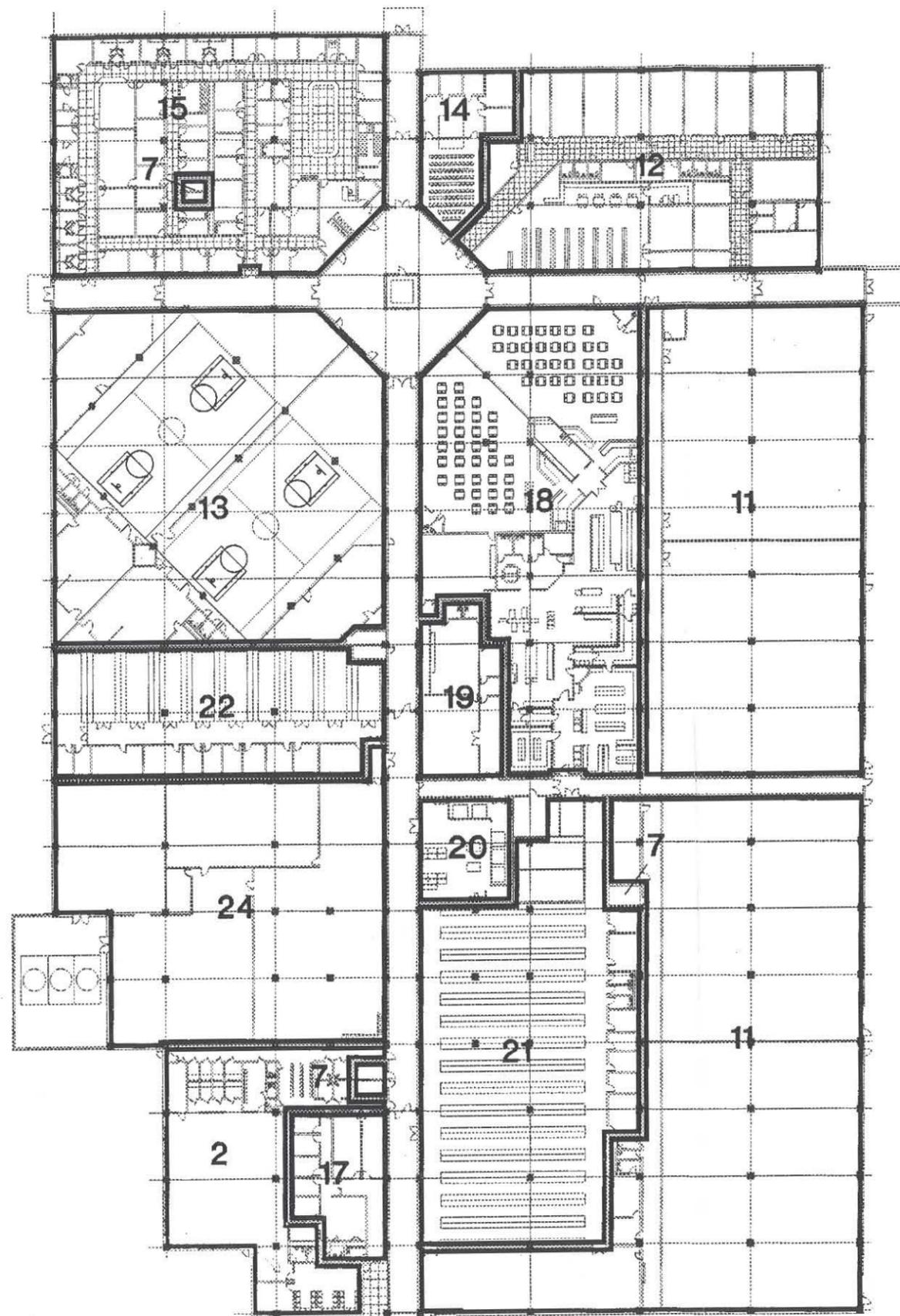
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- 2 VISITING
- 4 STAFF DEVELOPMENT / SERVICES
- 5 INTAKE / PROCESSING
- 7 COMMUNICATIONS
- 8 CENTRAL CONTROL AREA
- 9 OPERATIONS
- 21 WAREHOUSE
- 23 TRANSPORTATION / ACCESS
- 24 PHYSICAL PLANT



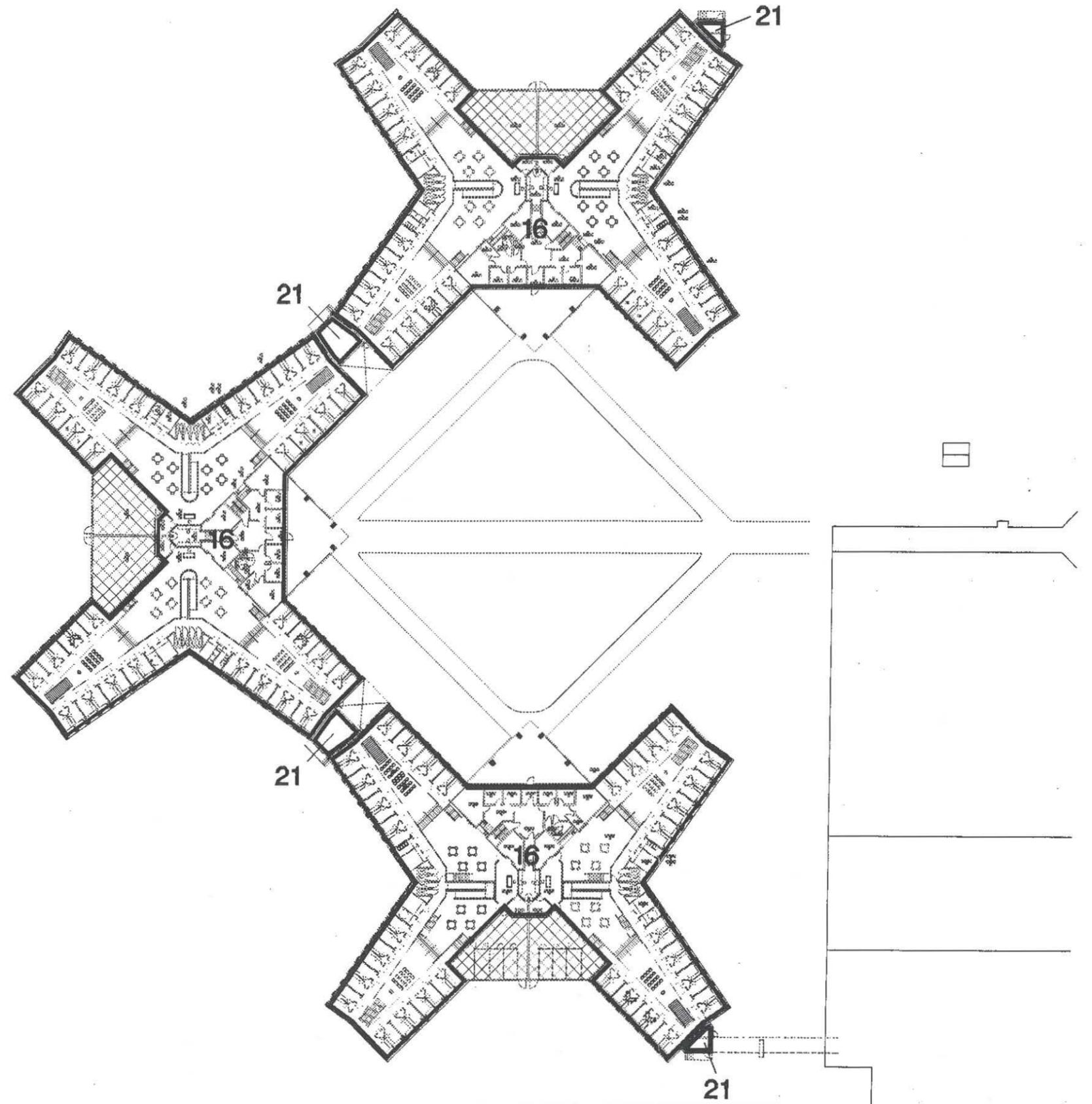
- 3 EXECUTIVE ADMINISTRATION
- 6 CASE MANAGEMENT AND RECORDS
- 7 COMMUNICATIONS
- 24 PHYSICAL PLANT



- 2 VISITING
- 7 COMMUNICATIONS
- 11 INDUSTRY
- 12 EDUCATION
- 13 RECREATION
- 14 RELIGIOUS SERVICES
- 15 HEALTH SERVICES
- 17 HEARINGS AND INVESTIGATIONS
- 18 FOOD SERVICE
- 19 CANTEEN
- 20 CENTRAL LAUNDRY
- 21 WAREHOUSE
- 22 ENGINEERING AND PLANT MAINTENANCE
- 24 PHYSICAL PLANT



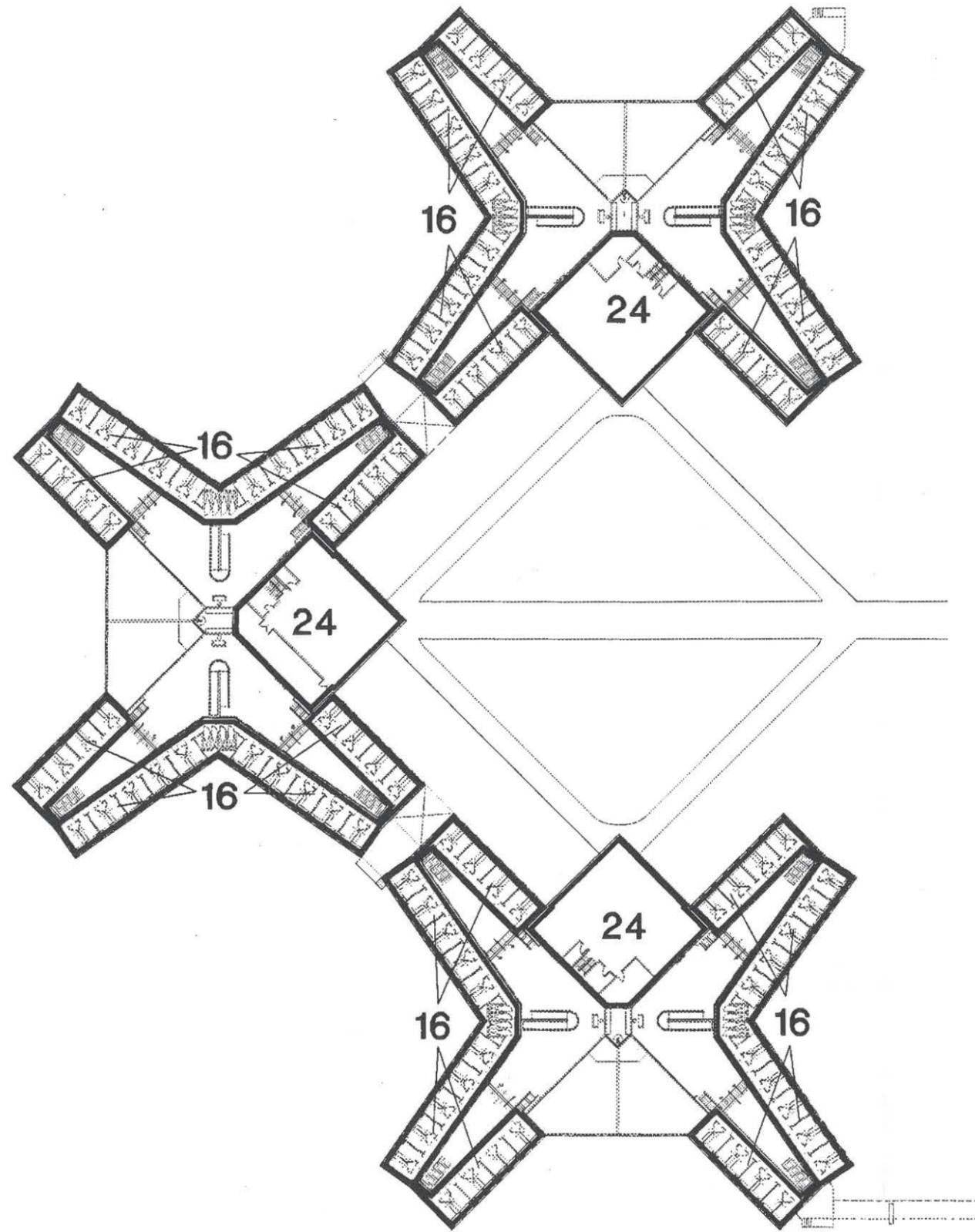
16 INMATE HOUSING
21 WAREHOUSE



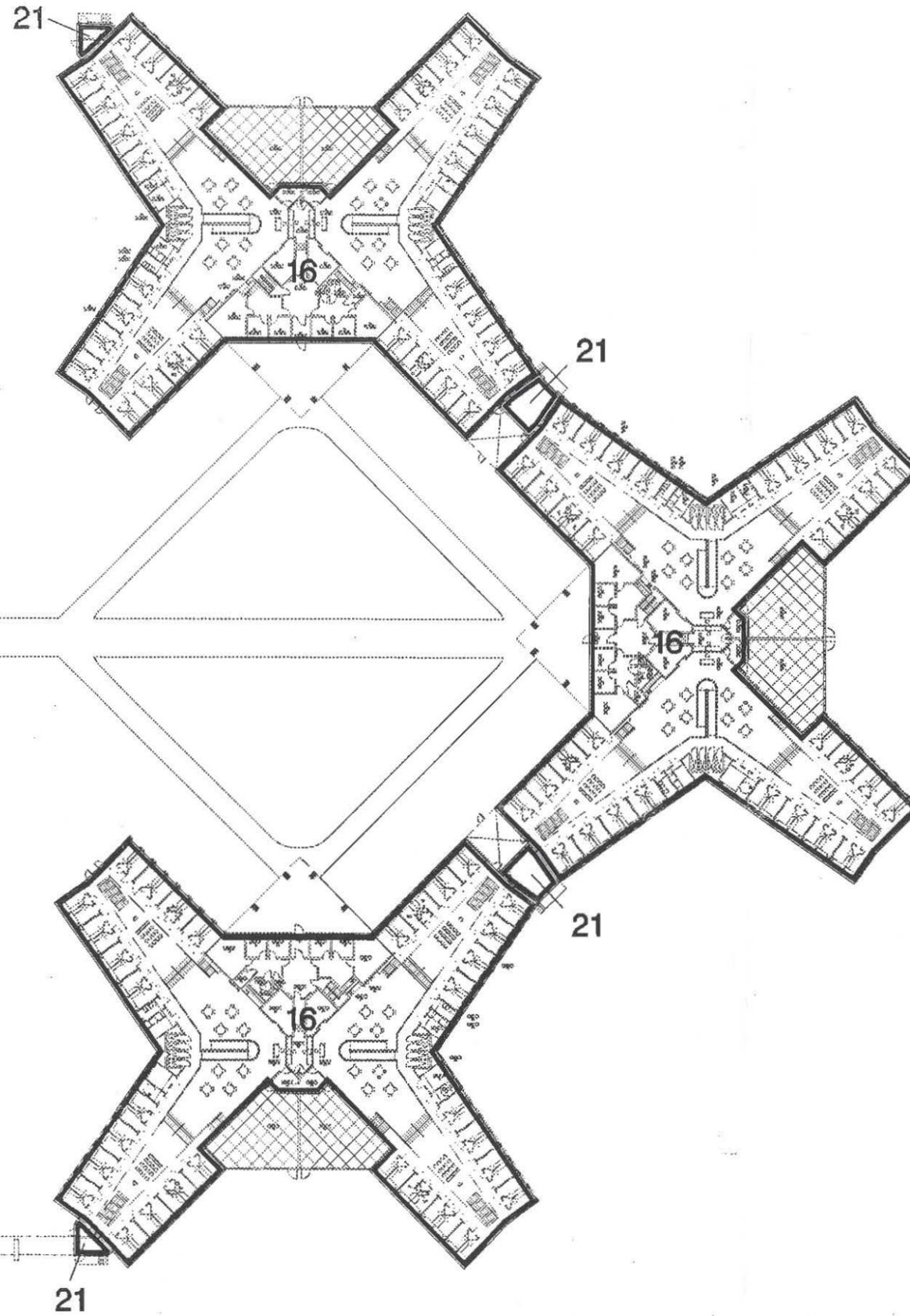
State of Minnesota Close Custody Facility

GROUND FLOOR PLAN
WEST INMATE HOUSING

16 INMATE HOUSING
24 PHYSICAL PLANT



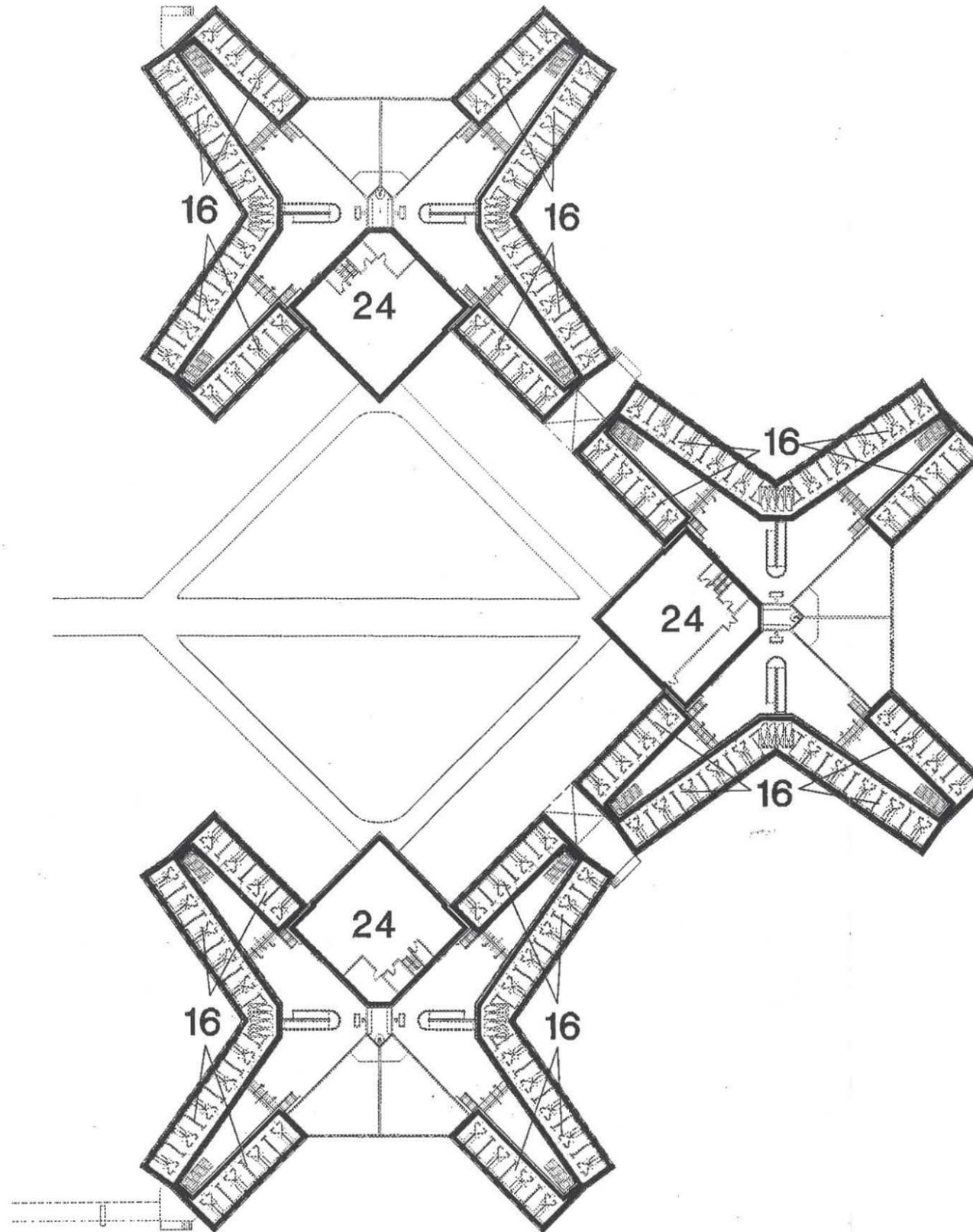
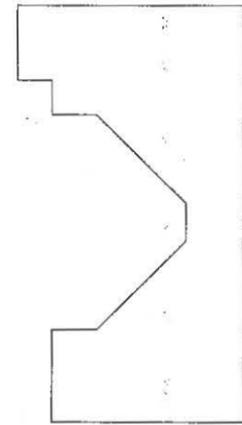
16 INMATE HOUSING
21 WAREHOUSE

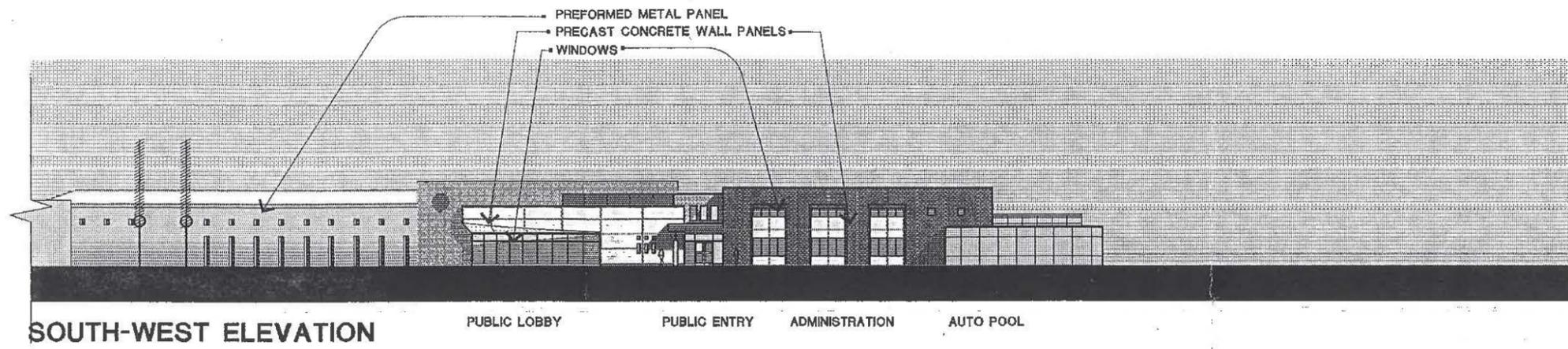


GROUND FLOOR PLAN
EAST INMATE HOUSING

State of Minnesota Close Custody Facility

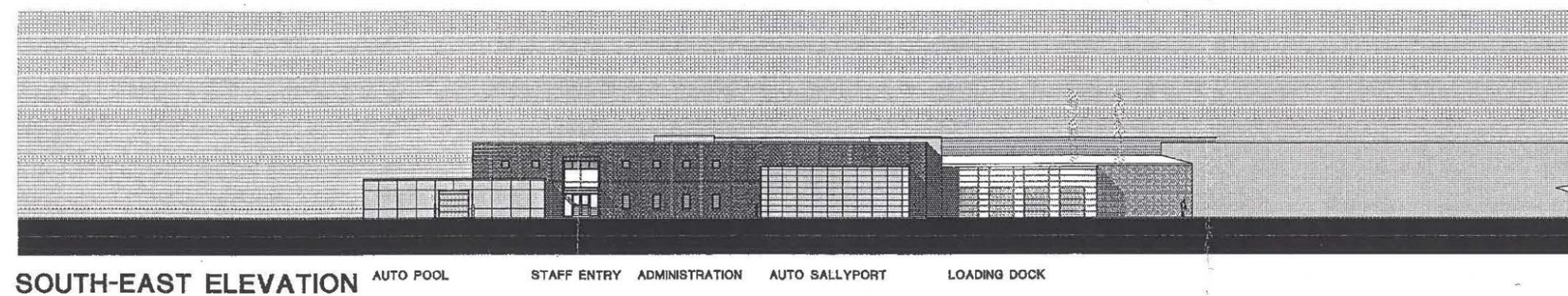
16 INMATE HOUSING
24 PHYSICAL PLANT





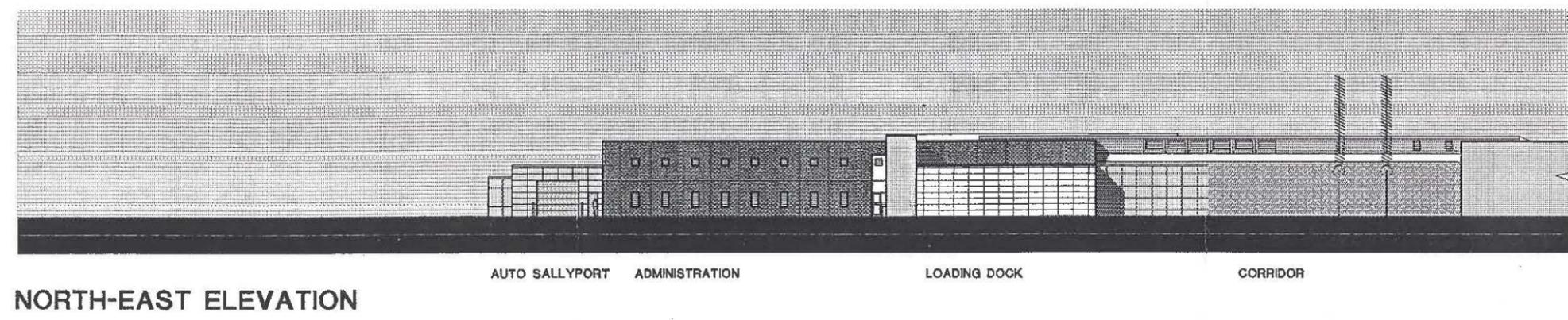
SOUTH-WEST ELEVATION

PUBLIC LOBBY PUBLIC ENTRY ADMINISTRATION AUTO POOL



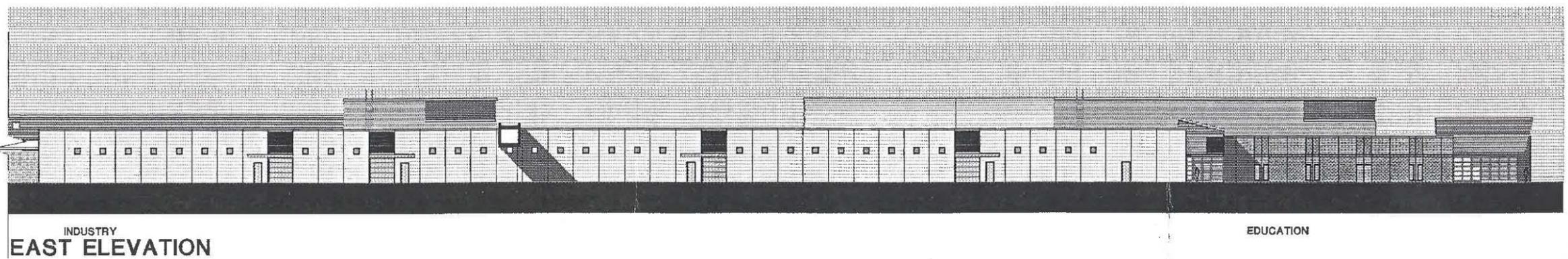
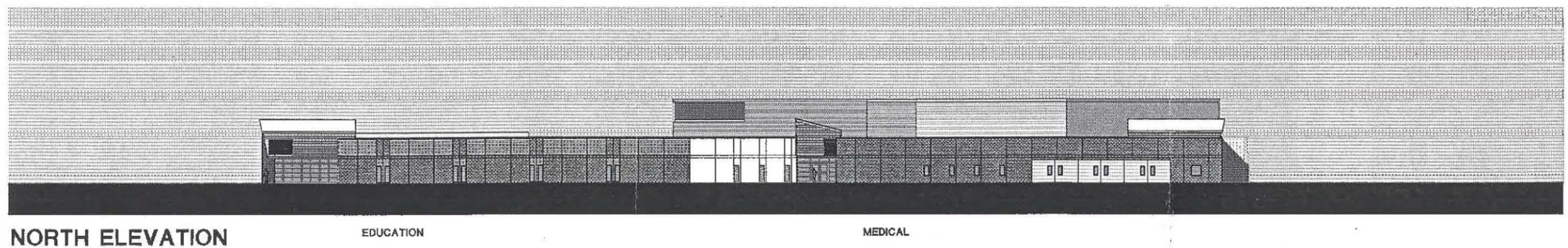
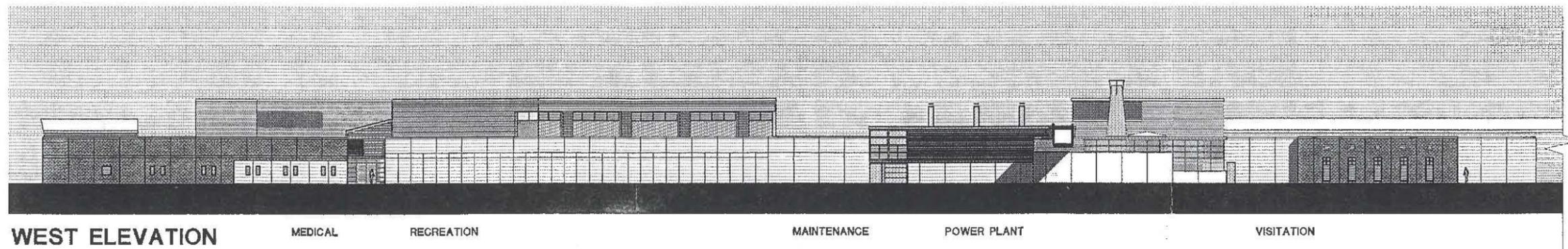
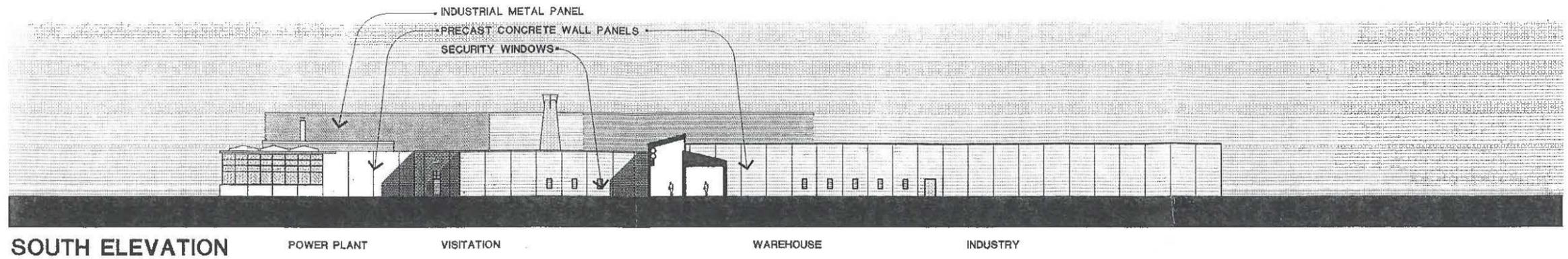
SOUTH-EAST ELEVATION

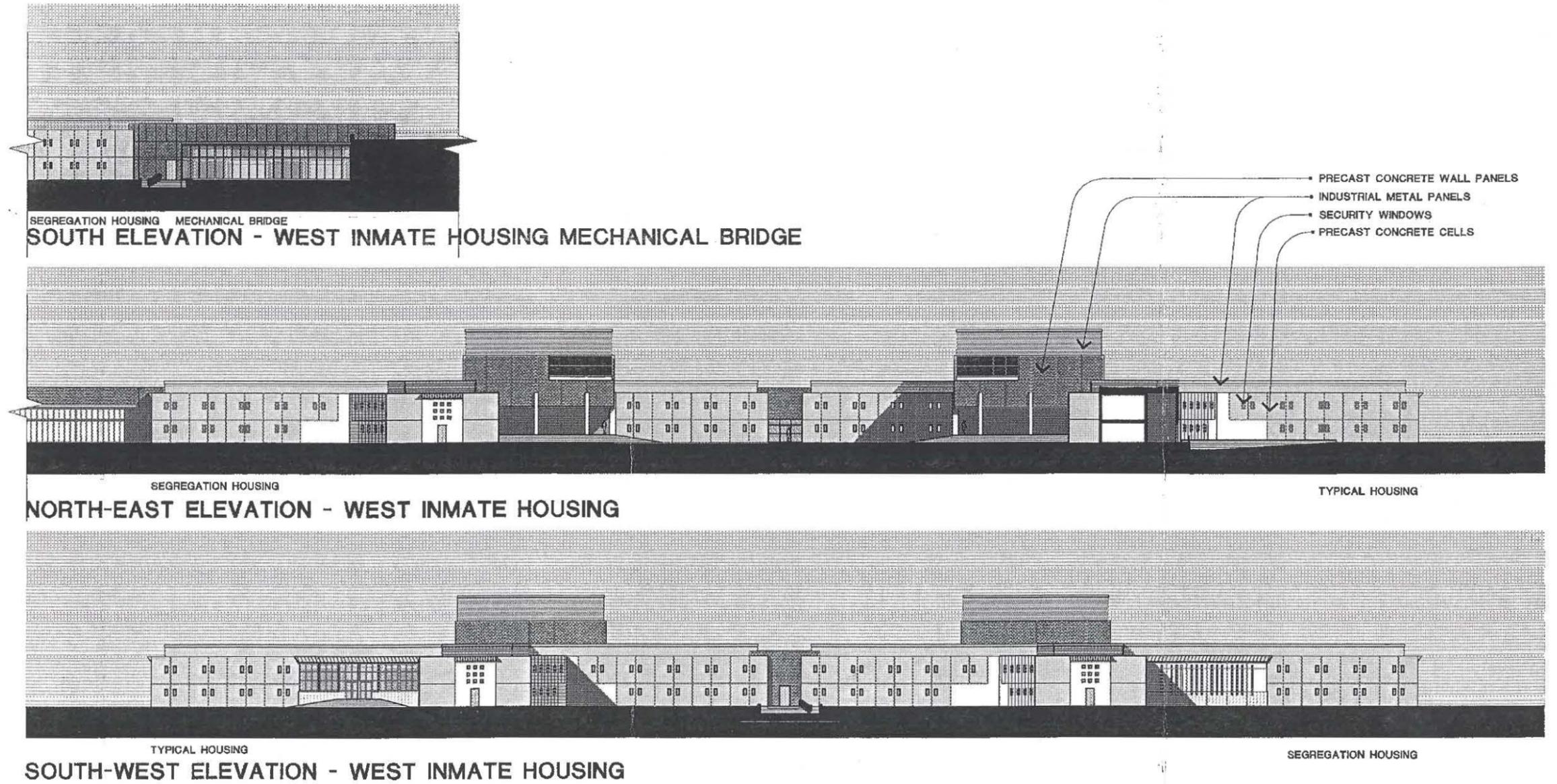
AUTO POOL STAFF ENTRY ADMINISTRATION AUTO SALLYPORT LOADING DOCK

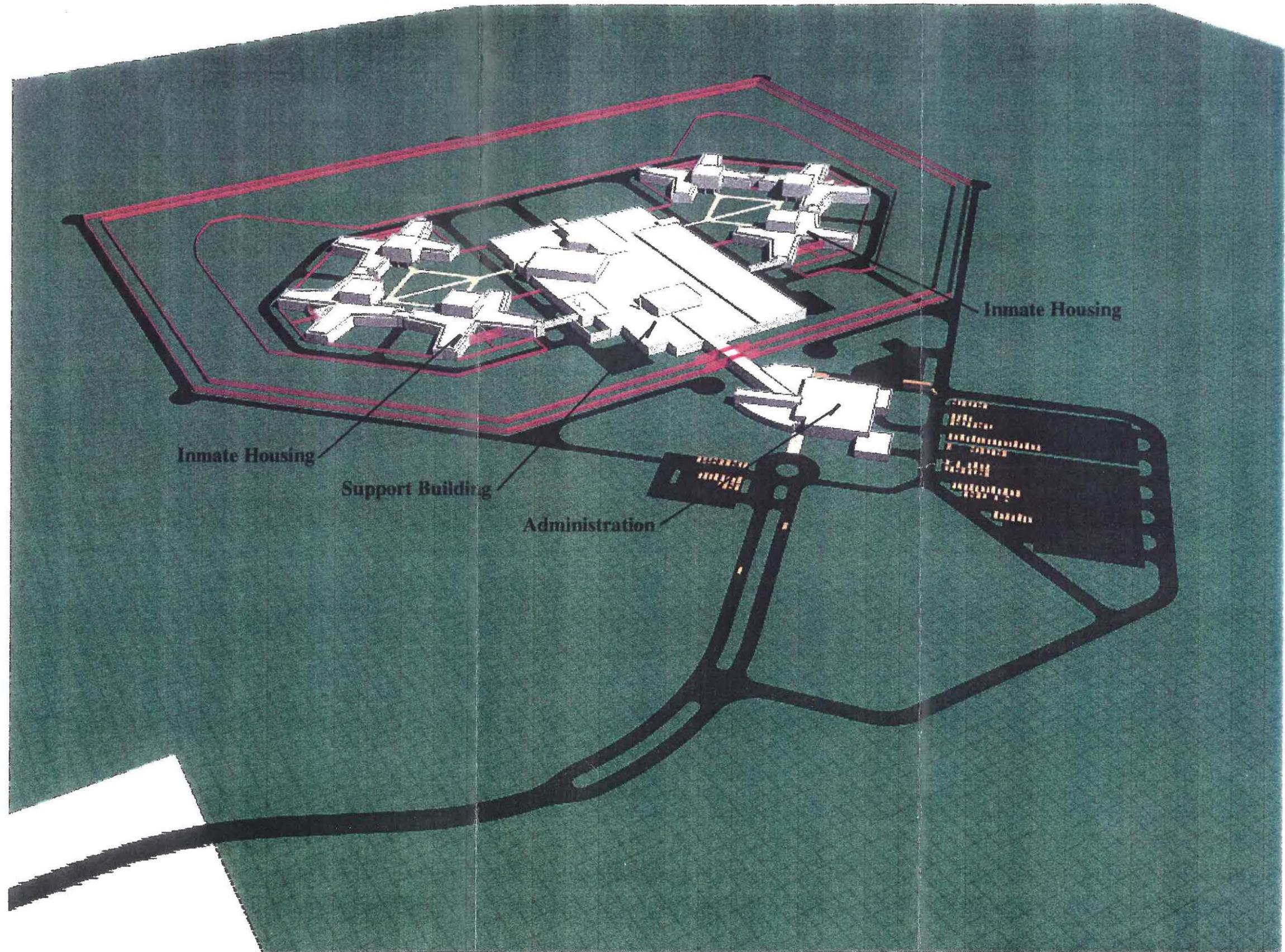


NORTH-EAST ELEVATION

AUTO SALLYPORT ADMINISTRATION LOADING DOCK CORRIDOR







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