

July 2006

NORTH DAKOTA CORRECTIONAL FACILITY ALTERNATIVES

This memorandum provides information relating to four alternatives the Budget Committee on Government Services has identified for consideration in addressing the Department of Corrections and Rehabilitation future facility needs.

	Alternative No. 1 Department of Corrections and Rehabilitation Plan (March 2006)	Alternative No. 2 Privatization	Alternative No. 3 New Facility at a New Location (Submitted by Representative Wieland)	Alternative No. 4 New Facility Adjacent to the Current State Penitentiary Site
Description of alternative	Renovation and expansion of existing State Penitentiary. The plan would replace the east cellhouse with a 300-bed cellhouse. The plan also includes a larger orientation unit, new infirmary and clinic, 90-bed administrative segregation unit, warehouse, laundry, demolition, and site work that includes parking (see Appendix A).	Corrections Corporation of America (CCA) has identified three methods for addressing facility needs: • Finance, design, build, and operate facility for state • Design, build, and operate facility owned by state and financed with state resources • Provide "just-in-time" beds on an emergency basis at existing CCA facilities	Construction of new 650- to 800-bed facility at a new site. The Land Department has identified a tract of land that could be available known as the East Bismarck tract. (The proposal is attached as Appendix C.)	Construction of new facility at the current State Penitentiary site using surrounding land already owned by the Department of Corrections and Rehabilitation. The department estimates there are approximately 70 acres available east of the State Penitentiary for additional facility needs.
Number of beds created by project	Orientation: 175 beds General: 125 beds Segregation: 92 beds (Net gain after demolition of east cellhouse would be 244 beds .)	Project would most likely be for a minimum of 500 beds with infrastructure capable of expansion. (Shelby, Montana, facility was for a minimum of 500 beds, expandable to 1,500 beds.)	Project based on 650- to 800-bed facility with infrastructure capable of expansion to 1,950 beds. This project would replace the current State Penitentiary and the Missouri River Correctional Center. The James River Correctional Center in Jamestown and the Dakota Women's Correctional and Rehabilitation Center in New England would continue to operate at their current locations.	Not determined
Total beds upon completion of project	1,329	1,585	1,035-1,185	Not determined
NOTE: Current institutional capacity: • State Penitentiary - 550 beds				

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- Missouri River Correctional Center - 150 beds - James River Correctional Center - 385 beds				
Total beds - 1,085				
Projected number of additional male inmates by 2017	335 to 976 (see Appendix B)	335 to 976 (see Appendix B)	335 to 976 (see Appendix B)	335 to 976 (see Appendix B)
Timeframe for completion of project	24 months	12 to 24 months	Not determined	Not determined
Project costs	The estimated cost submitted by REH Architects for this project is \$38.8 million: - Buildings - \$26.8 million - Demolition - \$1.8 million - Site work - \$2 million - Contingency - \$3.06 million - Fees and miscellaneous - \$2.99 million - Fixtures and furnishing - \$2.14 million	CCA provided an estimate of \$55,000 to \$60,000 per bed for construction of a new 1,000 multicustody-bed facility (\$55 million to \$60 million) and \$50,000 to \$55,000 per bed for a 2,500 multicustody-bed facility (\$125 million to \$137.5 million). Information identified by CCA to determine the cost per bed for construction of a 500-bed facility includes: - Whether the facility will be a stand-alone or an extension of an existing facility - When the facility would be built - Whether the facility is a celled or dormitory-style facility - Whether the facility would be state-designed or a CCA prototype - What type of programming would be required for inmates housed at the facility	In March 2006 the northeast and south portions of the East Bismarck tract were appraised at \$15,000 per acre by the Burleigh County Board of Appraisers. The northeast portion has approximately 338.5 acres (\$5,077,500) and the south portion has approximately 130 acres (\$1,950,000). Estimated construction costs, in addition to land costs, of \$45 million to \$50 million were identified.	Specifics need to be developed - Cost estimates could include some of the items identified in the Department of Corrections and Rehabilitation plan: - Orientation unit (175 beds) - \$8.5 million plus fees - General housing (125 beds) - \$5.7 million plus fees - Clinic, infirmary, administration - \$5.1 million plus fees - Segregation unit (92 beds) - \$4.4 million plus fees - Central warehouse - \$1.6 million plus fees - Visitors lobby - \$459,725 plus fees - Laundry - \$815,220 - Guard tower - \$312,000 plus fees - Site work, including parking - \$2 million plus fees - Demolition - \$1.8 million plus fees

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Other information needed		CCA is willing to perform a feasibility study relating to construction of a new facility in response to a request for proposal. The study would take from 90 to 120 days and would be at no cost to the state, assuming CCA was siting a facility which it would build, own, and manage.	Site location, design plans, and cost estimates are needed for this project.	• Furniture and fixtures - \$2.1 million • Contingency - \$3.1 million Scope, design plans, and cost estimates are needed for this project.
Legislative action needed to initiate project	Authorize construction by appropriation and authorize issuance of bonds, if necessary	Authorize the Department of Corrections and Rehabilitation to issue a request for proposal. Consider legislation providing the department authority for regulating private correctional facilities, including rulemaking, licensing, contractor requirements, and contract monitoring and auditing.	Authorize purchase of land and construction by appropriation and authorize issuance of bonds, if necessary	Authorize construction by appropriation and authorize issuance of bonds, if necessary