


Pete Ricketts, Governor

**TO:** Senator John Stinner, Chairman, Appropriations Committee  
Senator Steve Lathrop, Chairman, Judiciary Committee

**FROM:** Scott Frakes, Director, Nebraska Department of Correctional Services 

**DATE:** April 12, 2021

**RE:** NDCS Program Statement for Facility to Replace the Nebraska State Penitentiary

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In April 2021, the DLR Group completed a Program Statement for a standalone 1,512-bed multi-custody correctional facility to replace the existing Nebraska State Penitentiary (NSP). A Program Statement issued by the DLR Group in January 2021 suggested options for repurposing or renovating NSP, in conjunction with construction of a new facility. The latest proposal calls for completely replacing NSP with a 1,512-bed facility.

The construction of a facility to replace NSP using modern security and operational designs will result in multiple benefits. Efficient layouts and tested technology will provide improved staff and inmate safety, while also reducing staffing needs. Having adequate programming and core support space will support reentry outcomes. Overall operating costs (per inmate) will be less than similar existing facilities due to staffing efficiencies and reduced utility costs. More importantly, the 1,512-bed facility will be located in an area with a readily accessible workforce, resolving a problem that continues to challenge NSP today.

A copy of the Program Statement is attached for your review. Below is a summary of key points from the document:

**Facility Custody Classification:** The proposed facility will consist of 400 maximum-custody beds, 512 medium-custody beds, and 600 minimum-custody beds. These beds would replace the 700 medium and maximum custody beds and 640 minimum custody beds currently available at NSP (1,340 total).

**Project length:** If site identification and facility design work begin in FY2022, the facility will be ready to occupy in October, 2025 (FY2026). Phased construction could allow for occupancy of the minimum-custody beds by early in calendar year 2025 (FY2025).

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**Total project cost:** \$235,711,000.00. This figure includes over \$26 million in inflation and contingency allowances.

**Funding required for FY2022:** \$14.8 million. This figure includes costs associated with acquiring a purchase option on a building site, and approximately 65% of cost to design the facility.

**Facility staffing needs:** The proposed facility would require 460 FTE broken down as follows: 317 protective services and 143 administrative and support positions. Annual staffing costs (FY2021 dollars) are \$26.5 million. This is 51 fewer positions than currently allocated to operate NSP.

**Overall base operating budget, based on FY2021 dollars (at full occupancy):** \$33.9 million. This is \$4.5 million less than the \$38.4 million in estimated base operating costs for NSP in FY2021. These figures do not include medical costs managed through Central Office.

cc: Members of the Nebraska Legislature



## **Nebraska State Penitentiary Replacement: Multi-Custody Correctional Facility**



## **Program Statement**

*On the cover:*

*In 1870, land was appropriated in the Township of Lancaster south of Lincoln, to construct a temporary prison, which was a barn-like structure that survived into the 20th century.*

*In 2021, construction is under way for two new housing units located on the campus of Lincoln Correctional Center, soon to be renamed Reception and Treatment Center (RTC).*



Mission:

**Keep people safe**

NDCS has a statutory responsibility to keep safe people in the public, people who work for the agency, people who visit its prisons and the people living in its prisons. This is accomplished through sound incarceration practices and daily vigilance.

Vision:

**Safe Prisons – Transformed Lives – Safe Communities**

Successfully carrying out our mission is how we achieve this vision. The vision of our agency is a direct reflection of how important we are to an orderly society.

Through the use of effective interventions, incentives and appropriate sanctions we make prisons safe. By creating safe prisons where people can engage in pro-social activities and address needs that reduce their risk to reoffend, their lives are transformed. When people become contributing members of society, our communities are safe.

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## 1. Introduction

### a. Background and History

In February of 2021, the Nebraska Department of Correctional Services (NDCS) retained the services of DLR Group to prepare this Program Statement for the planning of a 1,512 bed multi-custody correctional facility to replace the Nebraska State Penitentiary (NSP). This facility will be developed on a site that has not yet been determined. The purpose of this Program Statement is to identify the needs and planning parameters for this proposed facility. This Program Statement provides the necessary information for the NDCS to present a request for authorization in the upcoming legislative session.

The NSP serves as the oldest facility in the NDCS system with portions of the campus dating back to 1869. Over the years, the campus has been organically expanded and renovated many times to allow it to remain a viable facility in the NDCS system. However, given its age and configuration, it is extremely difficult to efficiently operate as a modern correctional facility. Due to its physical characteristics and design, significant shortcomings exist in several areas, (e.g., the ability to efficiently provide clinical treatment and programs to inmates; staff efficiency; providing a safe and secure environment for inmates and staff; energy efficiency; code compliance; and an ability to provide a rehabilitative normative physical environment). In a prior Program Statement developed for the NSP, it identified significant deficiencies and made recommendations that would enable NSP to serve as a short-term solution to the projected needs of the NDCS. Detailed information on the facility's current condition can be found in the NSP Program Statement, dated January 2021.

Just recently, a 100-bed dormitory housing unit was completed at the NSP and 384 additional beds capable of housing male inmates classified as Level 1 (maximum security) are under construction at the Lincoln Correctional Center (LCC). This housing unit expansion will utilize services provided by the existing LCC and a newly created Reception and Treatment Center (RTC) for support functions such as food service, medical, visitation, and administration.

### b. Project Description

The proposed location of this facility has not yet been identified, but would ideally be located in the vicinity of the two largest population centers in the state – Omaha and Lincoln. This is the preferred location due to workforce availability and supporting community services required to operate the facility.

The proposed correctional facility will be a multi-custody classification facility, with minimum (3X), medium (2X), and maximum (1X) security classifications, organized in a campus configuration. The minimum-security compound will be located outside a double fenced secure perimeter and surrounded by a single line security fence. The site required for the proposed facility should be approximately 160 acres, but not less than 100 acres. The site should be large

enough to accommodate buffer zone areas between the property line and secure perimeter which could range between 300-600 feet. It should also be large enough to provide for future construction associated with a state correctional facility. This could include but would not be limited to: the consolidation of populations, replacement of obsolete facilities, and associated workforce development or correctional industries programs. It is recommended that these types of issues be considered in a future statewide Master Plan that would again address the entirety of the state's correctional system.

The design capacity of the multi-custody facility is 1,512 beds and will house an all-male adult population. Minimum-security capacity is 600 beds and consists of a semi-autonomous compound located immediately adjacent to the maximum/medium security compound. Housing for the minimum-security facility will consist of three (3) housing units, each with a capacity of 200 beds. These housing units will contain both 2-person and 4-person rooms, and open dormitories.

The two (2) medium-security housing units will be all cells, with a total capacity of 512 medium custody inmates. Each medium-security housing unit will contain 128 double occupancy cells, with a capacity of 256 inmates per medium custody unit.

The maximum-security housing will have a capacity of 400 beds and consist of two (2) housing units. The maximum-security housing units will be all cells, with a mix of 40 single and 80 double occupancy cells. Each maximum-security housing unit will contain 200 beds, but will be capable of accommodating up to 240 beds if all cells were double occupancy.

In addition to the inmate housing, the facility will contain all the necessary support and inmate services, such as the following:

- Outside Administration
- Inside Administration
- Food Service and Laundry
- Recreation
- Education and Vocational Classrooms
- Medical, Mental Health, and Dental Services
- Religious Programs
- Visitation
- Central Warehouse
- Central Maintenance
- Correctional Industries (Cornhusker State Industries)
- Central Energy Plant

The facility will be composed of a main compound for maximum/medium-security, enclosed by a secure perimeter fence and detection system, and a

minimum-security compound located immediately adjacent to the main compound, and enclosed by a single security fence.

**c. Purpose and Objectives**

The facility will be designed to incorporate the latest trends in correctional architecture, which include creating a therapeutic/treatment environment for the inmates. These design concepts frequently include features such as improved acoustics, plentiful natural light, enhanced indoor air quality, and exterior views. Elements of biophilic design should also be explored, as such strategies have proven to enhance the well-being of inmates and staff alike.

The housing units will include staff and program spaces to allow some services to be delivered directly on the housing units. The housing units will also have a recreation space immediately adjacent to the central dayroom. Large, glazed openings that separate an outdoor exercise space and the dayroom will allow natural daylight into the dayroom space and provide a visual connection to the outside.

The various support and program spaces will be centrally located to allow both maximum- and medium-security inmates to access these areas from separate entries and better separate these two classifications. The minimum-security compound will be sited adjacent to the main compound but separated by security fencing. This concept allows for the semi-autonomous management of this classification, yet placement in proximity of the main compound for operational efficiency.

The facility will be designed to incorporate energy efficient and sustainable design features, furthering the goal of reducing long-range operational costs and providing staffing efficiencies. Inmate program areas within the facility will provide adequate space to allow inmates to receive the necessary programming (e.g., education and counseling) that will allow them to focus on reentry goals and preparing for release.

The enhanced environmental qualities of the space will not only improve the well-being of inmates but will also provide a better work environment for staff. This should contribute to boosting staff recruitment and retention rates.

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## 2. Justification for the Project

### a. Data which supports the funding request

Much of the information in this chapter of the Program Statement was derived directly from the 2014 Master Plan authored by Dewberry.

Overall, the state's correctional system has been underbuilt for the past 40 years – a situation that has limited the ability of the system to adapt to modern correctional practices.

The Nebraska State Penitentiary (NSP) Program Statement completed in January 2021 identifies the need to either replace the existing facility or invest over \$195 million to renovate the existing facility.

Considerations supporting the need for a replacement facility include:

**Functional lifespan of the existing NSP** - NSP serves as the oldest facility in the NDCS system with portions of the campus dating back to 1869. Over the years, the campus has been expanded and renovated many times to allow it to remain a viable correctional facility in the NDCS system. It is however, given its age and configuration, extremely difficult to efficiently operate as a modern correctional facility. Significant shortcomings exist in several areas, e.g. the ability to offer meaningful programs to inmates; being staff efficient; provide a safe and secure environment for inmates and staff; energy efficiency; code compliance and ability to provide a rehabilitative normative physical environment. These shortcomings contribute to inmates being less ready for reentry upon sentence completion; less than ideal staff retention and difficulty to recruit new staff; a higher cost of operation than that of a modern facility of similar capacity, among other issues.

NSP has been updated, and expanded by numerous building additions and renovations, including the replacement of the original high-security cell blocks and administration building in 1981. There have been no significant improvements to the high-security housing and support spaces since 1981. A new Central Warehouse for the entire NDCS system was built in 1998 and located on the NSP site but located outside the secure perimeter. Housing Unit #5, an 80 bed, all cells design, was added in 1993. This high-security housing unit, as well as other cell configuration housing units, e.g. Units 1, 2, 3, and 4 are currently crowded due to being occupied by two inmates in cells originally designed for single occupancy. Housing units #7 & 8 (minimum custody, dormitory configuration) were added in 1998 as a temporary solution for the crowding. These housing units were designed to provide 200 dormitory beds for Minimum Security inmates, but currently house 400 inmates. A 100- bed dormitory housing unit (#9) was approved for occupancy in February of 2021.

There are several older buildings still being used for inmate programs and support functions, most of these buildings were built more than 60 years ago.



The current Capital Expense request for biennium 2021-2023 identifies multiple maintenance/upgrades items to several of the buildings on the main NSP main campus, including water line distribution improvements. There are also many buildings that need fire code upgrades, new roofs, ADA upgrades, and deferred maintenance items. The current identified funding needs are in excess of \$12,500,000, and the list continues to grow.

Depending on the extent of renovations that are needed in Housing Units #1-5, a more in-depth analysis should be conducted to evaluate if a replacement of these five housing units would be more fiscally advantageous. If they were to be replaced, while capital cost may be higher, there should be the potential for significant improvement in staff and utility efficiencies, which would reduce the ongoing operational costs. Regardless of whether these units are renovated or replaced, very careful planning must be developed for the execution of the implementation. As the situation currently stands, NDCS does not have a place where inmates housed in these units can be moved while renovations or replacement takes place. If either replacement or renovation of Housing Units 1-5 is to take place, doing so in smaller phases may limit the number of inmates that need to be replaced during construction, but this will also increase costs since the contractors will have to perform work inside a secure setting for a longer duration of time.

The central issues driving the need to replace or renovate NSP are primarily related to the use of the facility to house high-security inmates. The existing living units were designed in the late 1970's and occupied in 1981. Originally designed to house eighty (80) inmates per unit, they have housed 160 inmates per unit since the 1990's. Housing double the number of people as was originally designed for leads to significantly greater wear and tear on aspects of the building. High-security living units have a typical usable lifespan of 35 years, with proper preventative maintenance, before extensive renovation is required. The high-security units at NSP are now forty (40) years old, and replacement or renovation is at least five (5) years away.

The physical plant design was intended to house both maximum and medium custody inmates, but the security design is barely adequate for today's medium custody inmate. To compensate for design issues (poor sightlines, lack of space outside of the cells) and antiquated security technology, the facility is required to limit movement of the inmate population. This impacts access to pro-social activities that would help to reduce facility tension and improve inmate's engagement in the evidence based programming and clinical treatment that remain top priorities at NSP. While volunteer and inmate self-help programs are not directly linked to reducing recidivism, they do help motivate people to engage in education, programming, and clinical treatment.

This facility will, first and foremost, serve as a replacement to the aging Nebraska State Penitentiary (NSP). Transitioning out of NSP will enable NDCS to deliver inmates a larger variety of pro-social activities, programs and services, all with

the goal of preparing them for a successful release and reintegration into society. It will also provide a building based on modern correctional design and operation, that is conducive to reducing stress levels and increasing mental and physical well-being. This will not only facilitate inmate rehabilitation, but also increase staff recruitment and retention.

With respect to crowding, the additional program capacity will better prepare inmates for return to society, hence reducing recidivism and slowing the rate of admissions into the NDCS system. A study of the societal costs of recidivism would likely show that preventing recidivism is less expensive than incarceration. While such an analysis has not been completed for Nebraska, it should be noted that in 2015 the Illinois Sentencing Policy Advisory Council found that each instance of recidivism results in an average cost of \$118,746. Assuming the same holds true for Nebraska, having the needed facilities to offer targeted programs is an essential component to facilitating this outcome. It is important to note here that the prison recidivism rate in Nebraska is currently 31%, or about 840 inmates a year based on average annual release of 2700 inmates. Reducing the annual recidivism rate to 26% would reduce the average daily population by approximately 135 inmates. While every reduction in the total inmate population is beneficial to achieving the mission and vision of the agency, slowing down the growth of the prison population will not eliminate the need to replace the existing NSP.

**Workforce recruitment and retention** - Ultimately, this replacement correctional facility would be best situated in a location with a population to attract and sustain long-term staffing. Long-term staff help to stabilize the operations of a facility and will encourage entry level staff to grow with NDCS as a career. Improving recruitment and retention is critical, not only in the development of a well-trained workforce, but also to providing and cultivating a hierarchy of staff that extends from entry-level staff all the way up to senior leadership.

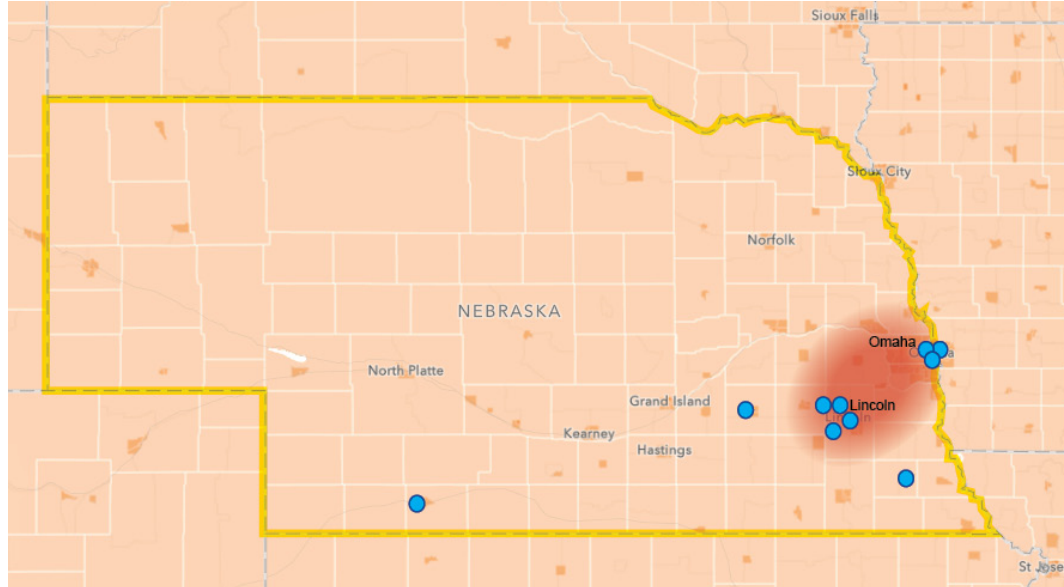
While unemployment in the State of Nebraska is comparatively low all across the state, the rate of unemployment in both the Omaha and Lincoln Metropolitan Statistical Areas (MSA) is slightly higher than the state average (3.9% and 3.6% respectively, vs. 3.5% for the State\*). That coupled with the larger population sizes in the area, hence number of unemployed individuals who would consider a job in the corrections field, increases the possibility to find suitable staff at the quantities required.

\* Source: February 2021 Labor Force Data Report, published by NE Department of Labor

Determining the location of a facility should take into account to the following factors:

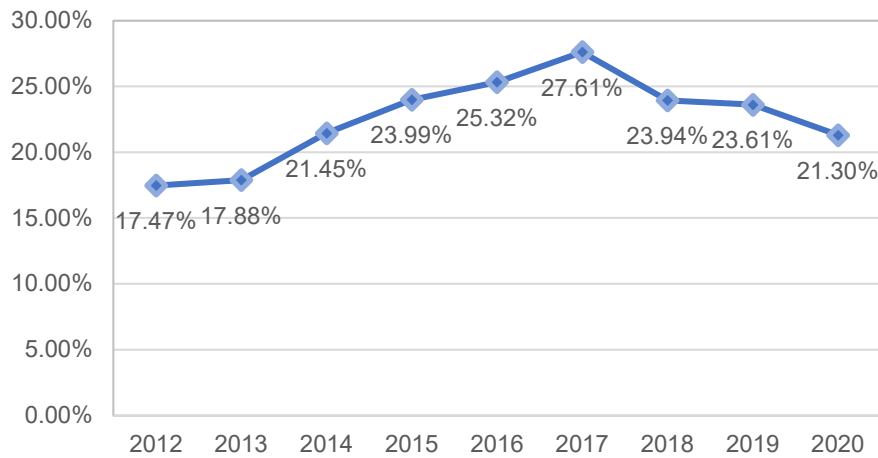
- Proximity to population centers provides a larger base from which to draw staff.
- It is easier to recruit people who fill specialty roles from larger population centers.
- A larger population center will have a greater number of volunteers to support the efforts of a facility.

- Proximity to inmate families and community connections. Currently 63% of inmates in the NDCS system originate from either the Omaha or Lincoln metropolitan areas.



Nebraska Population Density (2020) (darker orange is higher density) with blue dots indicating locations of current NDCS facilities. The red oval area indicates desired location for the new facility and meets the needs of the 4 bullets above.

### Agency Staff Turnover Rates



Another outcome of creating a stable workforce is a reduction in the turnover rate of staff, which leads to the formation of more cohesive and predictable teams. NDCS has made strides in reducing agency turnover, which has continued to trend downward since a high point of 28% in 2017. Turnover dropped to 21.3% in 2020, returning to a rate last seen in 2014, but still significantly high. NDCS has implemented a number of incentives to help improve retention rates. A central tenet of modern correctional design is the creation of work environments that

reduce stress and conflict (discussed further below). Essentially, it means improving work conditions through the built environment. This leads to:

**Staff Efficiencies** – Staffing is the single largest cost a correctional facility will incur over its life.

- Modern correctional facilities integrate technology to support staff-based security and supervision.
- Layouts and housing unit plans are refined to provide direct sight line observation and staff control efficiencies.

**Sustainable Development** – Sustainability of a correctional facility is critical not only to the environment but also to ongoing operational costs.

- Reduced utility costs.
- Improved environmental footprint.
- Efficiencies in operations, processes, and maintenance.

**Modern Design** - Over the past 20 years, since TSCI was constructed, correctional design has evolved.

- Studies show that mitigating noise and increasing the amount of daylight reduces stress, fear of victimization, and lowers feelings of depression for both inmates and staff. A healthy work environment for staff contributes to work performance, engagement, and reduction in turnover. (Sabrina A. Ames. (2018) *Officer and Inmate Wellness with Post Occupancy Data*, AIA Academy of Architecture for Justice [see Appendix D])
- Increasing targeted programming and education contribute to successful reentry (Lois M. Davis, Jennifer L. Steele, Robert Bozick, Malcolm V. Williams, Susan Turner, Jeremy N. V. Miles, Jessica Saunders, Paul S. Steinberg. *How Effective Is Correctional Education, and Where Do We Go from Here? The Results of a Comprehensive Evaluation*. The Rand Corporation.)
- Provide space and staff to prepare inmates for reentry at all custody levels. Facility custody conversions could allow additional lower custody transition options for individuals as they prepare for reentry to society.

### **COVID-19 Impacts**

For the past year, the court system in Nebraska has been adjudicating cases at a much slower rate due to the pandemic. Once the system returns to pre-pandemic activity, it is anticipated that the backlog of cases will result in a surge of intakes for NDCS. This surge could impact the system for a number of years as courts wade through delayed cases. There is a high probability that population levels will ultimately exceed pre-pandemic levels.

**b. Alternatives considered**

Alternatives to this Program Statement are partially outlined in the 2014 Master Plan.

**i. Do nothing**

Continue the system 'as is' with increasing inmate populations, decreasing staff retention, and increasing deferred maintenance costs. This option limits NDCS's ability to provide clinical treatment, best practice programs, and education to inmates. It reduces the ability of NDCS to provide meaningful and successful reentry measures to inmates of all custody levels. It does not address the emergency crowding declared in July 2020, or the aging infrastructure at NSP.

**ii. Increased capacity for minimum and/or community corrections located at other facilities in the system.**

NDCS has added 260 community beds, and 100 minimum beds since 2015. NDCS does not have a need for additional community custody beds at this time. The recommendations to add minimum-custody beds to community-custody centers was rejected based on security and operational concerns.

**iii. Reduction in demand for beds by programmatic or alternate sentencing means.**

These options have been pursued in a variety of ways, most recently through the partnership with the Council of State Government (CSG) Justice Reinvestment Initiative, and legislative action LB605. Despite improvements in the parole and probation systems, and increased numbers of inmates releasing with community supervision, the prison population did not drop as forecast by CSG. With the system at 150% of design capacity, challenges with the aging infrastructure cannot be resolved solely by new initiatives.

**iv. Construction of a new 500-600 bed minimum custody prison**

Due to the associated costs (both capital and staffing), preference was given toward maximizing the utilization of existing facilities prior to the construction of entirely new facilities. The best options for expanding and renovating existing facilities have been implemented.

Other alternatives to this Program Statement, which were not identified in the 2014 Master Plan, include:

**v. Renovation to the Nebraska State Penitentiary**

A prior Program Statement addressed necessary improvements needed to be made at NSP to extend the usable lifespan of the facility. The cost of renovating the facility is estimated at \$195.6 million and will take

approximately six years to complete. With our current system capacity, any renovation of the existing NSP must be conducted while the facility remains fully occupied. Renovations in occupied high-security facilities lead to significantly higher construction costs (20-25% premium), additional staffing to provide construction site security, and increased risk of serious security breaches.

The project would address many of the issues related to meeting the needs of a high-security population, but does not include renovation of approximately 35% of the structures currently in use at NSP.

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### 3. Location and site considerations

**a. County**

Undetermined pending site selection

**b. Town or campus**

Undetermined pending site selection

**c. Proposed site**

Successful development of any large institutional facility is dependent upon the availability of water supply, wastewater treatment, electrical power, natural gas, and telecommunications infrastructure in enough capacities to meet average and peak demands of the proposed facility. The site location should also be near other community related services, such as medical and mental health, law enforcement, and fire/EMS services. Availability of a stable workforce, community services for released inmates, access to public transportation, and other related services are also key considerations in selecting an appropriate site.

The proposed project will include site selection and improvements necessary to support the correctional facility buildings. These site improvements will include, but are not limited to, site utilities, pavements, parking, sidewalks, security fencing, stormwater management, environment concerns, permitting, and other site related items.

The following planning and design parameters shall be considered in the selection and development of the proposed site. These items do not represent a complete listing of all guidelines and requirements but offer a general guidance on site selection and development necessary to accommodate the replacement correctional facility.

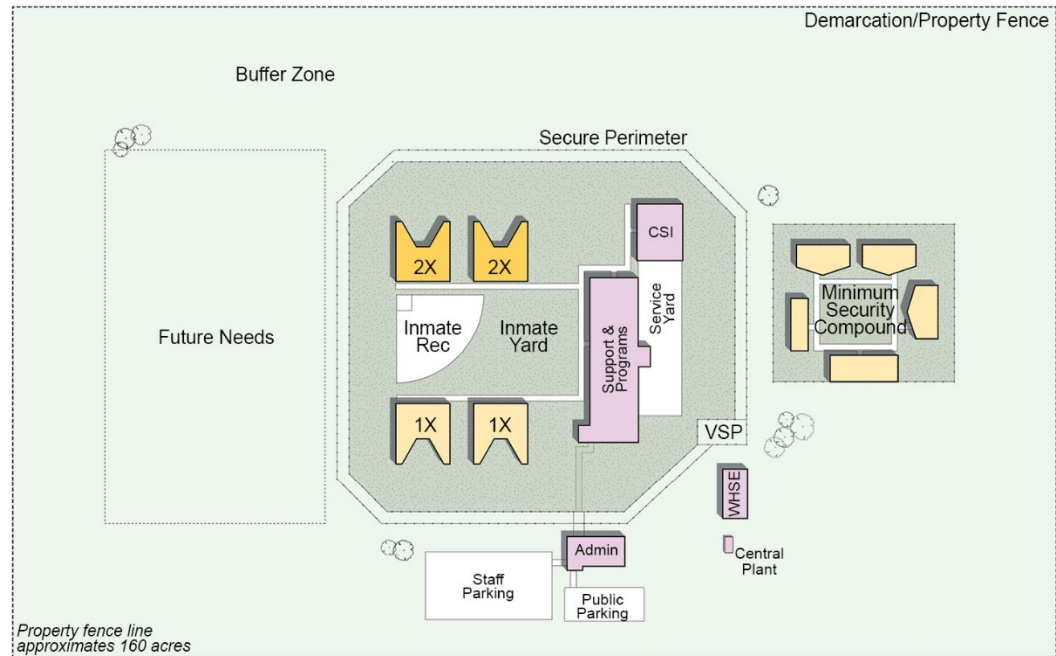
**Location:**

The selected site must be in a location that provides a convenient and reasonable commute for staff members in order to make this an attractive place of employment. It is also important that inmates are provided the ability to stay in contact with family members during incarceration. As such, proximity to the origin of the majority of inmates is preferred. Site locations ideally would be in the Omaha-Lincoln corridor.

**Size:**

The replacement correctional facility will be a multi-custody classification, with minimum (3X), medium (2X), and maximum (1X) security classifications, laid out in a campus plan configuration. The minimum-security compound will be located outside the double fenced, secure perimeter, and surrounded by a single security fence. The site size should be approximately 160 acres, but not less than 100 acres. The site should be large enough to accommodate buffer zone areas

between the property line and secure perimeter which could range between 300-600 feet. A conceptual site organizational diagram is included below:



**Preliminary Investigations:**

Preliminary site development will require a site survey, preliminary soils reports, cultural resources assessments, hazardous materials investigation, demolition (if applicable), identification of wetlands (if applicable), and other site-specific investigations. Specific areas of development criteria listed below are based upon the assumption of a site capable of future development.

**Grading:**

Positive site drainage in and around buildings within the designated project site development is required. As an example, minimum finish grades would be 2% on unpaved areas. Paved areas, (e.g. parking lots, should have maximum of 5% and minimum of 1.5% grades. Driveways and roads would have maximum of 5% and minimum of 1% grades).

**Utilities:**

Design of water, wastewater, electric, and gas utilities shall conform to all applicable local, state and federal codes and standards. The water service to the buildings shall be sized for the combined domestic and fire protection demand as determined by the plumbing and fire protection designers. Consideration for possible expansion should be one of the factors during the initial site development phase.

*Projected Water Demands:*

Potable water demands shall be provided to the replacement correctional facility buildings as required to serve the projected needs of the facility. Planners should consider daily water consumption of approximately 95-115 gallons per inmate per day. Domestic water peak demand is estimated to be 900 gallons per minute. Main water line service to the site is estimated to be 12 inches. Water meter(s) quantity and size are dependent on development. Minimum on-site water storage is estimated to be 700,000 gallons. Fire flow consisting of 1,500 gallons per minute for two hours from hydrants, plus 700 gallons per minute from building sprinklers and hoses, equal to 2,200 gallons per minute for two hoses. The water requirements noted above are provided as an approximation of demand and would need to be verified by the facility designers of record. Minimum water pressure of 50 pounds per square inch or higher, but not to exceed a maximum of 80 pounds per square inch. These planning guidelines do not include abnormal water consumption for prison industries or heavy irrigation of any farming operations. The facility designers should have the water quality tested to verify if any water treatment is required.

Looped water mains and water valves shall be proposed and installed to provide appropriate isolation of water mains and services that are under repair. There should be sufficient water supply storage to service the facility in case of water supply interruption in accordance with NFPA and AHJ requirements. Data provided in the preceding paragraph is for cost estimating, utility availability and site evaluation purposes only.

*Wastewater Systems:*

The facility shall provide for wastewater disposal in accordance with all local, state and federal regulations. Wastewater shall be collected, stored, and disposed of in a manner that will avoid nuisance and hazards and protect the health and safety of inmates and staff. Wastewater systems will require collection and treatment services and should be designed and constructed to prevent an un-warranted item from entering the sewage stream and clogging the system causing a shut down. Typical wastewater flows resulting from operation of a 1,500-bed facility are estimated to be approximately 95% to 100% of total water demand, or in the range of 280,000 to 360,000 (rounded) gallons per day. The primary source of domestic wastewater flows would be generated by the inmate population. These flows typically occur in a pattern that reflects facility operations, such as kitchen use and personal hygiene, that drive peak periods of water usage and may increase these flows above the average. Typical pre-treatment of the wastewater for a correctional facility would involve the installation of a grinder pump or auger monster to catch large debris prior to entering the treatment system. Grease interceptors shall be provided from all kitchen drains prior to discharge into the sanitary sewer system.

If wastewater treatment to a downstream public sewer system is not feasible, an on-site collection, treatment and disposal system would be an option to the site developer.

*Electric Service:*

Operation of a replacement multi-custody correctional facility will require a dependable supply of electric power. Estimated electric service demands for the facility would initially be 5,000 amps and then up to 7,000 amps based on future expandability.

Ideally, electric service to the facility shall be provided from two (2) independent sources/substations as a safeguard for continuous service and operations. Standby generation for emergency situations should also be provided.

*Natural Gas:*

Provision for natural gas service would be necessary to activation of the replacement correctional facility. Natural gas shall be regulated and metered per local requirements at the exterior of the facility at an area which is public and accessible. While natural gas demands and load estimates are dependent upon final facility design parameter, typical demand requirements for the proposed facility are estimated to be 45,000,000 British Thermal Units (BTU) per year. These loads can vary widely depending on local weather and mechanical systems selected for use. For planning purposes, the following estimated demand volumes are typical in Nebraska:

Annual energy usage: 90,000,000 cubic feet per year  
Maximum daily usage: 195,000 cubic feet per day

*Telecommunications:*

Operation of the replacement correctional facility will require reliable telecommunication services for telephone and internet connections. Cable TV service may also be provided at the facility. This includes provisions of approximately 100 pairs of voice circuits or optical carrier circuit extending to the facility along with central offices with the ability to provide Primary Rate Interface (PRI) circuits. It is also recommended that dual telephone service entrances to the facility be provided from two central offices located within in 30 miles of the proposed facility. Both telephone and internet services must be available to the site.

*Solid Waste Disposal:*

Construction and operation of the replacement facility would generate solid wastes requiring collection and disposal by one or more private waste collection companies that could serve the proposed facility location. Solid waste collected at the facility may be transported to the nearest landfill location.

*Stormwater Management:*

Due to the increase in impervious areas on the site (e.g. roofs, sidewalks, parking lot), the stormwater runoff discharge and volume from the replacement facility will increase compared to pre-development of the site. Therefore, management of the stormwater in accordance with local and/or state criteria will be required. The designers and builders will be responsible for all design, permitting, and construction of all stormwater management improvements in accordance with local, state and federal laws. The following are general guidelines:

*Design Storm:* 25-year for sewer design with a designated overflow path for a 100-year event, unless more stringent requirements exist with the local governing authority. Stormwater will need to be collected and conveyed to a storm sewer pipe prior to leaving the “secured” area. No stormwater will be permitted to flow under/through the secure perimeter fence.

*Minimum Pipe Size:* 18” diameter, unless crossing under the secure perimeter fence in which case the crossing should be configured as a manifolded system of pipes.

*Minimum Slope:* A minimum slope in the storm sewer pipe shall be maintained to ensure a 3 feet per second minimum flow velocity.

*Detention Basin Design:* The designers and builders will be responsible for the design of the stormwater management systems, which may include the creation of detention basins to control post construction runoff. All designs must meet the criteria of the local municipality or local government where the project is sited in order to adhere to local standards.

*Storm Sewer Design within the Correctional Facility Compound:* There are unique design parameters that must be adhered to when applied to correctional facility designs. The following are general guidelines:

*Maximum Yard Drain Opening:* Cannot exceed 4” in diameter if circular drain or 4” by 4” if rectangular. Drain access points (e.g. manholes), must be securely locked or bolted to prevent the drain from being opened without a special tool.

*Pipes Greater than 10-inches:* Pipes greater than ten (10) inches in diameter must have security barriers placed within the pipe opening at the structure, either entering or leaving the pipe. The security barrier shall not be spaced more than six (6) inches on center. Final solutions shall be determined by designers and NDCS requirements. Pipes crossing under the secure perimeter fence shall be collected in a manifold structure on each side of the fence. The reduced pipe size in the manifold shall be determined by the storm drain requirements and approved by NDCS.

*Roadway Improvements:*

The facility designers and builders will be responsible for designing, permitting and construction of all roadways necessary to provide access to the site from the public road and within the site development area. Pavement structures need to be based on intended circulation of traffic on site and intended types of traffic (heavy and light duty) for the various pavements. Designers and builders will need to coordinate all required improvements with local and/or state agencies in order to provide access to the site from adjacent public roadway. Maximum pavement access roadways and parking lot slopes within the developed site shall be five (5) percent. The minimum slope shall be one (1) percent.

*Parking and Loading Areas:*

The total number of parking areas and stalls to be provided will be based on required staff parking (based on the two largest shifts due to overlap at shift changes), visitor parking, and specific correctional facility user groups inside or outside the secure perimeter.

*Sally Port Design Requirements:*

The correctional facility will have a vehicular sally port to allow for a secure access/egress through the secure perimeter. A drive-thru sally port design (i.e. entry through one gate and exit through a second gate) is required. The gates/fencing shall be long enough and high enough to accommodate law enforcement vehicles, transportation vans, buses, semi-trucks, and emergency vehicles. Sally port gates/doors shall be remotely controlled from a central location. CCTV security surveillance and intercoms will be required.

*Sidewalks and Site Amenities:*

The location of sidewalks within the project site shall provide for a safe pedestrian pathway to and from parking facilities and other site uses. Sidewalks inside the secure perimeter shall be wide enough to accommodate a small service vehicle, as well as food and laundry carts.

*Law Enforcement:*

Once open and operational, the correctional facility will be staffed by trained NDCS employees, responsible for responding to emergencies or incidents. Correctional facility staff may require outside assistance from local police or sheriff's departments to provide traffic control or other services during emergencies. Arrangements for support are determined by NDCS and local law enforcement agencies as necessary.

*Medical Services:*

It is recommended that consideration for the facility location include proximity to a community hospital capable of addressing emergency medical needs for the inmate population.

*Fire Department Services:*

Although the facility will be constructed primarily of noncombustible materials, it is still important that it be located within close proximity of emergency fire crews.

**d. Statewide building inventory**

To be assigned upon project completion

**e. Influence of project on existing site conditions**

**i. Relationship to neighbors and environment**

The selected site may have a rural or urban characteristic, depending on the chosen location. Any proposed development will have some impact to adjacent property owners and the surrounding community. NDCS will work with local community members, neighbors, and/or development entities to address any perceived concerns about having a correctional facility nearby. NDCS will be good stewards of the environment and respect existing environmental issues and will function in a sustainable manner.

**ii. Utilities**

Site utilities that serve the facility will be determined during the design phase. On-site utilities will be served by a Central Energy Plant on the site. Utilities that serve the site are not yet determined, given a site has not been identified.

**iii. Parking and circulation**

Sufficient parking for both staff and public will be provided. Actual numbers of stalls and locations will be determined during the design phase. Circulation to the site and on the site, both inside and outside the secure perimeter will be determined in the design phase.



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#### 4. Comprehensive plan compliance

**a. Year of agency's comprehensive plan and updates or revisions**

August 2014 – Comprehensive Plan and Updates/Revisions (Master Plan), prepared by Dewberry|CWPA.

**b. Consistency with the agency comprehensive capital facilities plan**

The 2014 Master Plan outlined a variety of strategies to address agency needs over the next 10 years (2015-2024), with three (3) phases of renovation and new construction. Projects consistent with Phase 1 of the plan were funded and are nearing completion. Work on the plan began in 2013, when the 1981 renovation of NSP was at the 32-year mark. Phase II of the plan addresses the needs identified at NSP in 2013-2014. While the 2014 Master Plan does not identify the need to replace or renovate the existing high-security units, the plan does include an operational state penitentiary.

**c. Consistency with the current version of the Statewide Comprehensive Capital Facilities Plan of CCPE Project Review Criteria/Statewide Plan**

This Program Statement request is directly related to the Mission Statement for Nebraska Capital Construction:

“The mission of capital construction in the State of Nebraska is to plan, fund, design, construct and maintain facilities to serve the best interest and needs of **ALL** Nebraskans in an efficient and cost-effective manner.”

This mission statement is further defined by the following ten Governing Values:

1. *Facilities should be accessible and designed/constructed to serve the interest and needs of ALL persons.*

The facility will be designed and constructed in compliance with current federal and state accessibility regulations and guidelines, as well as current correctional standards.

2. *Facilities should represent a wise, responsible use of taxpayer funds, which utilizes efficient, cost effective design and construction methods & modern technology, and results in reasonable ongoing operations/maintenance costs.*

The replacement facility will be constructed of appropriated materials for a secure environment. These design and construction guidelines will present the best value with regard to both initial capital investment and long-term life-cycle cost and overall security related operational and maintenance efficiencies. The design will be such that staff resources can be utilized in the most efficient manner possible while still maintaining a rehabilitative, safe and secure environment.

3. *Facilities should be safe, promote health and well-being, and maintain a quality of life for ALL persons.*

The replacement multi-custody correctional facility will consist of a physical plant environment to provide the appropriate level of staff

supervision for the inmate population in its custody to maintain a safe environment for both inmates and staff. Most importantly, the facility will be designed for intended inmate design capacities and not be crowded on the day it opens. The provisions for educational, recreational programs, on-site counseling and other programs will offer inmates increased exposure to these types of services with the goal of increased rehabilitation prior to their release; hence, decreasing the likelihood of re-offending and therefore providing a safer environment for ALL.

4. *Facility decisions and projects should reflect the state's stewardship role in protecting and maintaining existing facility assets.*

Since the correctional facility will be all new construction, there will be no existing facility assets effected. The facility will reflect the state's stewardship role in operating and maintaining the infrastructure throughout the life of the facility.

5. *Facility decisions and projects should best serve the long-term interest of ALL Nebraskans including future generations.*

The facility will increase the department's opportunity for rehabilitative programming offered to inmates in the NDCS system. Implementing this planned facility development, along with the various programs, will help in the department's goal of decreasing the risk of the inmate reoffending upon release from custody. A reduction in crime is of benefit to ALL Nebraskans as the legal system is one of the largest expenses of the state. A compounded benefit is that a reduced number of criminals means fewer victims and an increase in the number of citizens contributing to the well-being of the State.

6. *Based on appropriate evaluations facilities should responsibly support state agencies, their missions & goals, and be of service to Nebraska's citizens.*

The facility will support the mission of NDCS by providing much needed opportunities for rehabilitative programming as well as provide correctional facilities suited to meet the demands of the intended classification of inmates housed there. Improved efficiencies in both operational and staffing expenditures in years to come will be a major benefit to the citizens of Nebraska.

7. *Facility project should encourage partnering, cooperation and the sharing of resources between state agencies, local governments and private entities, where appropriate.*

Eliminating some of the crowding conditions will reduce both inmate and staff stress, resulting in a more operationally efficient facility and take some pressure off other facilities in the NDCS system.

The inclusion of programming space will allow for an increase in the ability for community-based groups to provide programs and

activities. Examples include religious, substance abuse, workforce development, education and other like-minded organizations that are interested in providing opportunities for the betterment of inmates.

8. *State facility planning, design and construction should act as a model for other state and local governments, as well as private entities and institutions.*

The correctional facility will have the potential to serve as a model for contemporary and efficient correctional facility environments for minimum, medium, and maximum-security inmates. The facility design will incorporate the Direct Supervision Management philosophy within inmate housing units which will enable scaling back staff during the less active night shift. It is also intended to provide inmates and staff an environment that includes plentiful natural light, good acoustics and a healthy interior air quality. These design features will reduce stress levels and should improve inmate behavior as well as increase staff retention levels and reduce staff absenteeism. The location of programs and support spaces in a central location will improve operational aspects, in terms of security and building efficiency.

9. *State facilities should strike a balance between quality and quantity and incorporate a level of excellence that reflects a high appreciation for the built and natural environments.*

The design and construction of the facility will provide a balance between initial capital cost and long-term operational and maintenance expense that provides the state the highest overall value. The design will be such that the buildings are appropriate for its context and reflects upon its function as a correctional facility. The incorporation of sustainable features will be evaluated based on their perceived and calculated value and incorporated when deemed appropriate and feasible.

10. *State facilities and those who plan, build and care for them must be accountable to ALL Nebraskans and responsive to their changing needs.*

The facility will aid NDCS in its charge to rehabilitate inmates prior to their release back to society. Further, the facility will provide much needed operational and staff efficiency to house the inmates in the appropriate housing units, while providing more accessibility to the important inmate programs and services. Appropriate supervision levels for the intended design capacity in the housing units will provide the Department the ability to offer facilities that meet the needs of those placed in its custody. This project provides accountability to ALL Nebraskans.

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## 5. Analysis of existing facilities

### a. Functions/purpose of existing programs as they relate to the proposed project

Programs currently offered at NSP will be moved to other locations within NDCS or established at the replacement facility. Space for programs is identified in this Program Statement.

### b. Square footage of existing areas

The replacement facility will be completely new construction and as such does not contain any existing programs. The space allocated for programs (therapeutic, educational, vocational, industrial, and recreational) will be greatly improved in comparison to other facilities currently within the NDCS system.

### c. Utilization of existing space by facility, room and/or function

The facility will be completely new construction, and as such, does not contain any existing programs.

### d. Physical deficiencies

The facility will serve as a replacement for the Nebraska State Penitentiary (NSP), which is approaching the end of its useful life as a multi-custody correctional facility. A Program Statement was prepared for NSP, completed in January 2021, which addresses the shortcomings of that facility as well as the cost to extend its service life. Among the physical deficiencies at NSP are aging security/control systems, deteriorated windows and doors, roofs in need of replacement, HVAC and other utility infrastructure in poor repair, and buildings in non-conformance with current building codes and ADA regulations. A list of 52 projects, totaling \$12,508,252, has been developed and submitted for Committee 309 funding. These projects are of the ongoing maintenance/repair category and would simply provide repairs to broken elements of NSP without addressing the significant issues that warrant replacing the facility. Additional details on the deficiencies at NSP are found in the justification section on page five (5).

As discussed in the renovation to NSP section of this Program Statement (page 29), addressing the deficiencies by renovating the existing facility does not provide the best return on investment.

### e. Programmatic deficiencies

The facility will be completely new construction, and as such, does not contain any existing programs. As a replacement facility to NSP, this facility would be able to better serve its population in several areas where NSP is limited by its configuration. Examples of this includes adequately sized and distributed spaces for programming and recreation, allowing for a much-improved delivery of services to inmates in a more secure and efficient manner. Appropriately sized food service facilities will allow for the preparation and serving of inmate meals in

a more expedient manner, and in turn, will allow more time for programming and activities.

**f. Replacement cost of existing buildings**

The facility will serve as a replacement facility for the Nebraska State Penitentiary (NSP), which is approaching the end of its useful life as a multi-custody correctional facility. Please refer to the Program Statement that was prepared for NSP which address the shortcomings of that facility as well as the cost to extend its service life. It is estimated that a full renovation and reconfiguration of NSP would cost \$195,607,000 (NSP Program Statement, Option B). Even after undergoing such an extensive project (projected to last six years), NSP would still remain, albeit slightly improved, in its current configuration with inefficiencies in staffing and programming delivery and less than ideal design from a security standpoint.



## 6. Facility requirements and the impact of the proposed project

### a. Functions/purpose of the proposed program

#### i. Activity identification and analysis

The facility requirements included in this Program Statement consist of identifying the estimated physical plant needs and a general overview of the proposed major facility operational functions. The physical plant needs are illustrated in a space list format (Architectural Space Program), which include each individual space, the quantity of each space and the net square footage per individual space and in the aggregate. The space list is organized by major functional areas. Each major functional area also includes a short narrative of the proposed functional and operational intent.

#### ii. Projected occupancy/use levels

The design capacity of the multi-custody facility is 1,512 beds with an all-male population. Minimum-security capacity is 600 beds and will consist of a semi-autonomous compound located immediately adjacent to the maximum/medium-security compound. Housing for the minimum-security facility will be in a dormitory style, consisting of three (3) housing units, each with a capacity of 200 beds.

The two (2) medium-security housing units will be all cells, with a total capacity of 512 medium custody inmates. Each medium-security housing unit will contain 128 double occupancy cells, with a capacity of 256 inmates per medium custody unit.

The maximum-security housing will have a capacity of 400 beds and consist of two (2) housing units. The maximum-security housing units will be all cells, with a mix of 40 single and 80 double occupancy cells. Each maximum-security housing unit will contain 200 beds but will be capable of accommodating up to 240 beds if all cells were double occupancy.

### 1. Personnel projections

Although this facility is projected to be significantly more staff efficient than older style facilities, such as NSP, it will still require a sizable staff. A staffing model for the facility was developed and indicates a total staffing size of 479.2 FTE distributed as shown in the below table where 460 staff are custody or non-custody staff, and the remaining 19 are associated with either Central Office or CSI. The complete staffing model is included in Appendix C.

Staffing by Position Type	
Position Type	# of Staff
Custody	316.92
Non-Custody	143.28
Central Office	10.00
CSI	9.00

The staffing model was developed using the NDCS Non-Custody Staffing Study (2020) and the NDCS Prison Staffing Analysis for Custody Staff (2016). The 1,512-bed multi-custody staffing model reflects staffing needs for both on-site staff as well as those needed at NDCS headquarters.

## 2. Describe/Justify projected enrollments or occupancy

Facility occupants will consist mostly of resident inmates sentenced to state custody, and staff working at the facility in various capacities. There will also be public visitors to the facility at designated times where professional and family visits are allowed.

The inmate design capacity of the facility will be a total of 1,512 inmates divided into three different security classifications as follows:

- Minimum Security (Level 3X): 600 inmates
- Medium Security (Level 2X): 512 inmates
- Maximum Security (Level 1X): 400 inmates

For the greater part of the day, inmates will be occupied with participation in a variety of educational, therapeutic and vocational/industrial programs. Other free time will be spent recreating both indoors and outdoors. For safety reasons, inmates will be separated into manageable sized groups based on their classification, among other factors.

In order for the facility to operate in a safe, secure and efficient manner, an appropriate staffing level needs to be maintained. A conceptual staffing model has been developed in concert with NDCS for the proposed facility (see Appendix C). This staffing model indicates that a total of 479 staff are needed to operate the facility. Of these, 317 staff are identified as custody staff and 143 are non-custody staff. The remaining 19 staff would be assigned either to the Central Office or Cornhusker State Industries.

The number of potential visitors to the facility at any given time will most likely not exceed 200.

### b. Space requirements

#### i. Square footage by individual areas and/or functions

This section identifies, in detail, the space requirements of the multi-custody correctional facility. The spaces are listed in general functional categories for the intended usage. The complete space program is also included in Appendix A.

The space requirements are based upon net assignable square footage for the various functions required for the operation of the facility. The space requirements are identified by quantity and net square footage (NSF), i.e. the area encompassed within the four walls of the space. This net area allows for circulation within the space and for door swings, but does not include space for access/egress to the area or room, i.e. corridors or stairs. The NSF is converted to gross square footage (GSF) for a total sum of building requirements. This is accomplished by the utilization of a multiplier. This multiplier identifies the measure of building efficiency. The multiplier accounts for added building area necessary to allow for circulation, stairs, mechanical shafts and wall thickness.

Summary: The total amount of building in this program encompasses 503,963 GSF. Of that total area, 369,769 GSF is attributed to the maximum and medium-security portions of the main campus and 134,194 GSF is attributed to the minimum-security compound. It should be noted that some of the support functions will be utilized by both the maximum/medium-security campus and the minimum-security compound.

A summary of the Architectural Space Program on which the project budget is based can be seen in the table on the following page:

MAIN FACILITY PROGRAM SUMMARY				
#	Component	Net SF	Grossing Factor	Gross SF
200	<b>OUTSIDE ADMINISTRATION</b>			
	Total Outside Administration	11,670	1.41	16,419
240	<b>INSIDE ADMINISTRATION &amp; OPERATIONS</b>			
	Total Inside Administration & Operations	4,440	1.44	6,409
260	<b>VISITING &amp; HEARING SERVICES</b>			
	Total Visiting & Hearing Services	6,155	1.32	8,139
300	<b>INTAKE</b>			
	Total Intake	2,070	1.60	3,312
410	<b>CLINICAL SERVICES</b>			
	Total Clinical Services	7,695	1.57	12,080
460	<b>FOOD SERVICE &amp; LAUNDRY</b>			
	Total Food Service & Laundry	16,170	1.26	20,421
500	<b>EDUCATION</b>			
	Total Education	43,560	1.30	56,499
540	<b>RECREATION / MULTI-PURPOSE</b>			
	Total Recreation / Multi-Purpose	10,240	1.35	13,851
600	<b>HOUSING</b>			
	Total Housing	120,568	1.60	192,909
700	<b>FACILITY SERVICES</b>			
	Total Facility Services	32,380	1.23	39,731
<b>MAIN FACILITY BUILDING SQUARE FOOTAGE</b>		<b>254,948</b>	<b>1.45</b>	<b>369,769</b>
MINIMUM FACILITY PROGRAM SUMMARY				
#	Component	Net SF	Factor	GSF
	<b>ADMINISTRATION &amp; SUPPORT</b>			
	Total Administration & Support	35,245		49,099
650	<b>HOUSING</b>			
	Total Housing	56,730		85,095
<b>MINIMUM FACILITY BUILDING SQUARE FOOTAGE</b>		<b>91,975</b>	<b>1.46</b>	<b>134,194</b>
<b>TOTAL FACILITY</b>		<b>346,923</b>	<b>1.45</b>	<b>503,963</b>

**Main Facility Program:**

**200 – Outside Administration**

*Function*

The management of an operational correctional facility is generally divided into two major components. The first component is Outside Administration, which is typically located outside of the secure perimeter. The Outside Administration function involves the following general areas:

- Public access
- Visitation and Hearing Areas
- Warden Office Suite
- Business & Human Resources Offices
- Staff Support
- General Administrative Offices
- Inmate Records
- Administrative Support

None of these functions are required to be inside the secure perimeter. These functions are also associated with the majority of public or outside visitors. Siting this portion of administration functions outside the secure perimeter decreases the number of people processed through the secure perimeter. Since this area has limited access by inmates, the construction of most of these functions may be more normative, (e.g. commercial grade vs. high security).

In addition to serving the administrative functions of the facility, all persons visiting the secure portions of the institution will be screened at this point. Inmate visitors, tours, and other persons requesting access through the secure perimeter will be required to follow standard NDCS visiting procedures, policies and guidelines.

*Area Allocations*

The following area allocations have been programmed for the Outside Administration function:

OUTSIDE ADMINISTRATION					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>200.00</b>	<b>Public Access to Visiting</b>				
200.01	Entry Vestibule	150	1	150	
200.02	Lobby & Waiting	400	1	400	Display Cabinet, Deposit stations
200.03	Reception / information / screening	200	1	200	
200.04	Clean Waiting	200	1	200	
200.05	Lockers	25	1	25	24 12"x12" lockers
200.06	Visitor Toilet	60	2	120	
200.07	Search	50	2	100	
200.08	Interview Room	80	1	80	
200.09	Video Visitation	80	2	160	Sound insulated
200.10	Video Equipment Room	75	1	75	Video Visiting
	<b>Subtotal Net Area</b>			<b>1,510</b>	

<b>OUTSIDE ADMINISTRATION</b>					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>220.00 Warden</b>					
220.01	Sub-Lobby / Waiting Area	100	1	100	
220.02	Warden Office	240	1	240	incl. small conf. area
220.03	Secretary	120	1	120	
220.04	Deputy Warden Office	160	1	160	
220.05	Associate Warden Office	160	1	160	
220.06	Conference Room	600	1	600	Command Center, 30 capacity
220.07	Toilet	60	2	120	
<b>Subtotal Net Area</b>				<b>1,500</b>	
<b>221.00 Business Office / Human Resources</b>					
221.01	Business Manager Office	120	1	120	
221.02	HR Manager	120	1	120	
221.03	Fiscal Director	120	1	120	
221.04	HR Assistant	80	1	80	
221.04	Interview Room	100	1	100	
221.05	Files	150	1	150	Secure
221.05	Open Office	60	5	300	4 stations, printer station
221.06	Mail Room	300	1	300	w/ security screening
221.06	Storage	100	1	100	
221.07	Vault	40	1	40	
221.08	Copy / Work Room	100	1	100	
<b>Subtotal Net Area</b>				<b>1,530</b>	
<b>222.00 Staff Support</b>					
222.01	Muster / Training Room	1,200	1	1,200	also Break Rm, Counter with sink & storage below
222.02	Men's Locker Room	750	1	750	1/2 height lockers 150 total (Unassigned)
222.03	Men's Showers	40	3	120	
222.04	Men's Toilets	150	1	150	
222.05	Women's Locker Room	500	1	500	1/2 height lockers 100 total (Unassigned)
222.06	Women's Showers	40	2	80	
222.07	Women's Toilets	150	1	150	
222.08	Mothering Room	80	1	80	Small ref., sink, MW
222.09	Staff Wellness Room	750	1	750	Cardio and Strength Eqpmt.
<b>Subtotal Net Area</b>				<b>3,780</b>	
<b>223.00 Armory</b>					
223.01	Armory	250	1	250	
223.02	Ready Room	400	1	400	Adjacent Armory, Muster
223.03	Staff Toilet	80	2	160	w/ Decon shower & eyewash
<b>Subtotal Net Area</b>				<b>810</b>	
<b>224.00 Inmate Records</b>					
224.01	Inmate Records	250	1	250	with work area
224.02	Office	100	1	100	
228.07	Files	600	1	600	
224.03	Records & Clerks	400	1	400	4 clerks @ 64
224.04	Storage	100	1	100	
<b>Subtotal Net Area</b>				<b>1,450</b>	
<b>225.00 Administration Building Support</b>					
225.01	Mechanical	150	1	150	
225.02	Electrical	100	1	100	
225.03	IT Room	300	1	300	
225.04	Vendor IT Room	150	1	150	
225.05	Security Electronics	100	1	100	
225.06	Security Computer Room	120	1	120	
225.07	Fire Control	120	1	120	
225.08	Janitor	50	1	50	
<b>Subtotal Net Area</b>				<b>1,090</b>	
<b>Total Outside Administration</b>				<b>11,670</b>	<b>NSF</b>

## **240 – Inside Administration & Operations**

### *Function*

The Inside Administration is responsible for day-to-day operations of activity inside of the secure perimeter. This area is where the senior operational management staff, inmate property, and other support related functions are located.

Inside Administration & Operations would include the following areas:

- Secure Entry from Outside Administration
- Secure Entry into the main compound
- Vehicle Sallyport
- Service Yard
- Central Control

It is important to note that the Central Control is the electronic nerve center of the facility and is located within this building. The Central Control will control both pedestrian and vehicular sally port entrances as well as certain security doors within the Outside Administration building. Central Control is also responsible for monitoring all life-safety devices throughout the facility, as well as the overall security of the correctional facility. This room is a high security area, requiring a sally port entrance, equipment room and toilet room.

**Area Allocations**

The following area allocations have been programmed for the Outside Administration function:

<b>INSIDE ADMINISTRATION &amp; OPERATIONS</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>240.00</b>	<b>Institutional Operations</b>				
240.01	Shift Management Office	200	1	200	
240.02	Office	120	2	240	
240.03	Open Office	60	3	180	
240.04	Security Vestibule	120	1	120	
240.05	Staff Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>860</b>	
<b>241.00</b>	<b>Control</b>				
241.01	Central Control	600	1	600	3 stations + training
241.02	Staff Toilet	60	1	60	
241.03	Vestibule	50	1	50	
241.04	Locksmith/Key Room	120	1	120	
241.05	Security Electronics	300	1	300	
	<b>Subtotal Net Area</b>			<b>1,130</b>	
<b>242.00</b>	<b>Inside Administration</b>				
242.01	Major Office	160	1	160	
242.02	Captain Office	120	1	120	
242.03	Unit Administrator	120	1	120	
242.04	Intel Office/Phone+Camera Monitoring	400	1	400	4 cubicles, monitoring eqpmt
242.05	Investigative Captain	120	1	120	
242.06	Interview Room	80	2	160	
242.07	Work area/ Storage	100	1	100	
242.08	Break Room	300	1	300	
242.09	Refreshment Center	100	1	100	
242.10	Staff Toilet	60	2	120	
242.11	Janitor	50	1	50	
242.12	Conference Room	300	1	300	
	<b>Subtotal Net Area</b>			<b>2,050</b>	
<b>243.00</b>	<b>Inside Admin &amp; Ops Building Support</b>				
243.01	Mechanical	100	1	100	
243.02	Electrical	100	1	100	
243.03	IT Room	100	1	100	
243.04	Security	100	1	100	
	<b>Subtotal Net Area</b>			<b>400</b>	
<b>Total Inside Administration &amp; Operations</b>				<b>4,440</b>	<b>NSF</b>



## **260 – Visiting & Hearing Services**

### *Function*

Visiting is an important part of an inmate's life. It gives them a chance to interact with friends and family. It is important not only to the inmate but an inmate's visitors as well. Generally, inmates will have the opportunity to visit several times per week. Maximum and medium-security inmates will visit at a central visiting area inside the secure perimeter near Administration, at separate times. Inmates who are housed in the more restricted housing section of the maximum-security housing unit will visit via video booths located in their housing unit.

Visitors will be processed by standard NDCS procedures. They will then be escorted to the main visiting room. Inmates will be processed (security screened) prior to entering the visiting area. Upon leaving the visiting area, inmates will be processed once again and returned to their housing units.

Hearing services will involve both public and inmates. Proper security protocols will be established by NDCS for this function.

**Area Allocations**

The following area allocations have been programmed for the Visiting and Hearing function:

VISITING & HEARING SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>260.00</b>	<b>Visiting</b>				
260.01	Contact Visitation	2,475	1	2,475	60% of population visit (547 inmates) 10 sessions of visiting per week 55 inmates per visit session 2 visitors per inmate (110 visitors) Approx. 165 occupancy 15 sf / occupant
260.02	Outdoor Visitation	4000	0.1	400	Partially Covered, Calculated at 10%
260.03	Children's Visitation	300	0	0	Carpeted area within visitation
260.04	Professional/Private Visitation	100	4	400	
260.05	No Contact Visitation	120	2	240	
260.06	Officer Station	60	2	120	podiums
260.07	Inmate Waiting	200	1	200	bench for 10 inmates
260.08	Search	20	4	80	search alcoves
260.09	Holding Cell	50	1	50	
260.10	Inmate Sallyport	100	1	100	
260.11	Visitor Entrance Vestibule	100	1	100	
260.12	Visitor Toilet	60	4	240	
260.13	Inmate Toilet	60	3	180	adjacent to inmate processing
260.14	Storage	200	1	200	
	<b>Subtotal Net Area</b>			<b>4,785</b>	
<b>261.00</b>	<b>Offices</b>				
261.01	Hearings Room	600	1	600	
261.02	File/Work Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>700</b>	
<b>262.00</b>	<b>Visiting &amp; Hearings Building Support</b>				
262.01	Janitor	50	1	50	
262.02	Staff Toilet	60	2	120	
262.03	Mechanical	200	1	200	
262.04	Electrical	100	1	100	
262.05	Security	100	1	100	
262.06	IT Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>670</b>	
<b>Total Visiting &amp; Hearings Services</b>				<b>6,155</b>	<b>NSF</b>

### 300 – Intake

#### Function

The Intake/Release function will serve as the entry and exit processing functions for all inmates entering or leaving the facility. Inmates will be coming from other correctional facilities through the state and will have personal property and personnel records when they arrive at the facility.

#### Area Allocations

The following area allocations have been programmed for the Intake function:

INTAKE					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>300.00</b>	<b>Intake</b>				
300.01	Single Holding Cells	60	2	120	
300.02	Open Waiting	200	1	200	
300.03	Processing Area / Counter	100	1	100	
300.04	Office	120	1	120	
300.05	Files/Work Room	100	1	100	
300.06	Clothing Issue	100	1	100	
300.07	Inmate Property (temporary)	300	1	300	120 2x2x1.5 boxes + work area
300.08	Interview Room / medical screening	80	2	160	
300.09	Changing Room	50	2	100	
300.10	Storage	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,400</b>	
<b>310.00</b>	<b>Intake Building Support</b>				
310.01	Mechanical	200	1	200	
310.02	Electrical	100	1	100	
310.03	IT Room	100	1	100	
310.04	Security	100	1	100	
310.05	Janitor	50	1	50	
310.06	Staff Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>670</b>	
<b>Total Intake</b>				<b>2,070</b>	<b>NSF</b>

## 410 – Clinical Services

### Function

This area is the central location for all medical, mental health, and dental services for the main compound. It also includes a short-term infirmary component intended for inmates who cannot be housed in the general population due to their medical conditions. Inmates with more permanent medical issues will be transferred to the Reception and Treatment Center (RTC).

### Area Allocations

The following area allocations have been programmed for the Clinical Services function:

CLINICAL SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>410.00</b>	<b>Medical</b>				
410.01	Exam Room	120	5	600	
410.02	Triage	240	1	240	near entry - emergency eye wash
410.03	Interview Room	80	1	80	
410.04	Optometry Room	120	1	120	
410.05	Future Use	150	1	150	Dialysis?
410.06	Pharmacy	350	1	350	
410.07	Medication Dispense	80	1	80	drinking fountain, adj. Pharmacy, Waiting
410.08	Nurses' Station	200	1	200	
410.09	Director of Nurses' Office	120	1	120	
410.10	Medical Director	120	1	120	
410.11	Medical Records	500	1	500	High density + clerk area
410.12	Digital X-ray	250	1	250	
410.13	Health Administrator's Office	120	1	120	
410.14	Lab	200	1	200	
410.15	Biohazard	80	1	80	ventilated
410.16	Clinic Control Point	50	1	50	View into waiting and exams
410.17	Group Waiting	250	1	250	for 15
410.18	Single Waiting	50	1	50	
410.19	Inmate Toilet	60	2	120	1 near exam rooms, 1 in waiting
	<b>Subtotal Net Area</b>			<b>3,680</b>	
<b>411.00</b>	<b>Mental Health</b>				
411.01	Mental Health Psychologist Office	120	1	120	
411.02	Mental Health Program Specialist	150	2	300	
411.03	Counseling Room	150	2	300	
	<b>Subtotal Net Area</b>			<b>720</b>	
<b>412.00</b>	<b>Dental</b>				
412.01	Dental Exam and X-Ray	500	1	500	install 2 chairs, space for 2 future chairs
412.02	Compressor Room	50	1	50	
412.03	Dental Office	150	1	150	
412.04	Dental Lab	100	1	100	
	<b>Subtotal Net Area</b>			<b>800</b>	

CLINICAL SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>413.00</b>	<b>Clinic Support</b>				
413.01	Staff Conference/Break Room	300	1	300	
413.02	Staff Toilet	60	2	120	adjacent to break room
413.03	Storage	120	1	120	
413.04	Janitor	60	1	60	
413.05	Sallyport	100	1	100	
413.06	Gas Storage	35	1	35	Outside wall
413.07	Equipment alcove	50	1	50	
	<b>Subtotal Net Area</b>			<b>785</b>	
<b>420.00</b>	<b>Short Term Infirmary</b>				
420.01	Clean Room	80	1	80	
420.02	Dirty Room	100	1	100	Washer & Dryer
420.03	Isolation Cell	100	2	200	Medical bed wall
420.04	Ante Room	100	1	100	Sink, Shower
420.05	Infirmary Cell	100	4	400	Medical bed wall
420.06	Mental Health Cell	100	2	200	Suicide resistant -low bunk, floor toilet
420.07	Inmate Shower	100	1	100	Adjacent to Dayroom and cells
420.08	Video Visitation/Tele-medicine	80	1	80	
420.09	Pantry	50	1	50	behind nurse station alcove
	<b>Subtotal Net Area</b>			<b>1,310</b>	
<b>430.00</b>	<b>Clinical Services Building Support</b>				
430.01	Mechanical	100	1	100	
430.02	Electrical	100	1	100	
430.03	IT Room	100	1	100	
430.04	Security	100	1	100	
	<b>Subtotal Net Area</b>			<b>400</b>	
<b>Total Clinical Services</b>				<b>7,695</b>	<b>NSF</b>

## 460 – Food Service & Laundry

### Function

The Food Service and Laundry functions should be in a central area within the main compound. The Food Service function requires access from inside the compound for inmate dining as well as outside access for services, such a food product delivery and refuse disposal. The majority of the inmate population will be served their meals in a central dining room, adjacent to the kitchen. There will also be a separate, smaller dining area for staff.

The Central Laundry will serve the entire inmate population.

### Area Allocations

The following area allocations have been programmed for the Food Service and Laundry functions:

FOOD SERVICE & LAUNDRY					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>460.00</b>	<b>Food Service</b>				
460.01	Inmate Dining	4,480	1	4,480	256 capacity, fixed tables, leave room for 1 additional
460.02	Staff Dining	120	1	120	Food Pick-up line
460.03	Dishwashing	600	1	600	
460.04	Kitchen	4,000	1	4,000	
460.05	Staff Office	140	1	140	
460.06	Staff Toilet	60	1	60	
460.07	Inmate Toilet	60	1	60	
460.08	Dry Storage	1,300	1	1,300	
460.09	Cooler/Freezer	1,250	1	1,250	
	<b>Subtotal Net Area</b>			<b>12,010</b>	
<b>461.00</b>	<b>Laundry</b>				
461.01	Laundry Room	1,800	1	1,800	Near CSI, sized for facility only
461.02	Cart Storage / Sorting	500	1	500	
461.03	Clothing Storage	400	1	400	
461.04	Chemical Storage	120	1	120	
461.05	Laundry Office	120	1	120	
461.06	Staff Toilet	60	1	60	
461.07	Inmate Toilet	60	1	60	
461.08	Mending Room	150	1	150	
461.09	Water Re-use	100	1	100	
	<b>Subtotal Net Area</b>			<b>3,310</b>	
<b>462.00</b>	<b>Food Service &amp; Laundry Building Support</b>				
462.01	Mechanical	500	1	500	
462.02	Electrical	100	1	100	
462.03	Telecom	100	1	100	
462.04	Security	100	1	100	
462.05	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>850</b>	
<b>Total Food Service &amp; Laundry</b>				<b>16,170</b>	<b>NSF</b>

## 500 – Education and Inmate Programs

### Function

The Education and Inmate Programs area provide major programmatic services for the inmates. These functions include academic and vocational education, religious, library, and correctional industries. The industrial program function (Cornhusker State Industries - CSI) may be located in a separate industrial grade building that will need access to the vehicle sally port and service yard.

### Area Allocations

The following area allocations have been programmed for the Education function:

EDUCATION					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>531.00</b>	<b>Academic Education</b>				
531.01	Academic Classroom (30 students)	1,000	6	6,000	with lockable storage cabinets
531.02	Inmate Toilet	60	6	360	Off Classroom
	<b>Subtotal Net Area</b>			<b>6,360</b>	
<b>533.00</b>	<b>Education Administration</b>				
533.01	Staff Toilet	60	2	120	
533.02	Work Area	400	1	400	
533.03	Work Room	120	1	120	
533.03	Storage	200	1	200	
533.04	Conference Room	350	1	350	
533.05	Interview Room	80	2	160	
534.06	Break Room	250	1	250	
	<b>Subtotal Net Area</b>			<b>1,600</b>	
<b>540.00</b>	<b>Programs / Religious</b>				
540.05	Multi-Purpose	300	4	1,200	
540.06	Inmate Toilet	60	2	120	Adjacent to 2 MP rooms
540.07	Multi-Purpose / Religious Services	800	1	800	Acoustics for music
540.08	Inmate Toilet / Ablution Room	80	1	80	Adj. MP room
540.09	Religious Services Storage	250	1	250	
540.10	Chaplain's Office	120	2	240	
540.07	Open Office Area	100	4	400	
540.08	Work Area	80	1	80	
540.09	Janitor	50	1	50	
540.10	Multi-purpose Storage	80	2	160	
540.11	Interview Room	80	4	320	
	<b>Subtotal Net Area</b>			<b>3,700</b>	
<b>560.00</b>	<b>Library</b>				
560.01	Leisure Library/Media	300	1	300	
560.02	Library Work Room	120	1	120	
560.03	Librarian Office	120	1	120	
560.04	Storage	100	1	100	
560.05	Law Library	200	1	200	computerized?
	<b>Subtotal Net Area</b>			<b>840</b>	

EDUCATION					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>532.00</b>	<b>Vocational Education</b>				
532.01	Vocational Lab (15 Students)	1,500	2	3,000	Professional
532.02	Vocational Lab (15 Students)	2,200	6	13,200	Trades
532.03	Breakout Classroom	500	2	1,000	Shared between 4 labs
532.04	Inmate Toilet	400	2	800	for 150
532.05	Staff Toilet	60	2	120	
532.05	Lab Storage	150	9	1,350	Tool storage within this area
	<b>Subtotal Net Area</b>			<b>19,470</b>	
<b>534.00</b>	<b>Education Building Support</b>				
534.01	Mechanical	300	1	300	
534.02	Electrical	150	1	150	
534.03	IT Room	100	1	100	
534.04	Security	100	1	100	
534.05	Officer Station	60	1	60	podium
534.06	Clean Processing	100	1	100	with metal detector
534.07	Search Room	50	1	50	
534.08	Janitor's Closet	50	1	50	
	<b>Subtotal Net Area</b>			<b>910</b>	
<b>570.00</b>	<b>Cornhusker State Industries (CSI)</b>				
570.01	Industrial Space	8,500	1	8,500	Access to Yard, Pad to grow->30ksf
570.01	Tool Storage	120	1	120	
570.02	CSI Office	120	2	240	
570.03	Staff Toilet	60	2	120	
570.04	Inmate Education / Break Area	500	1	500	
570.05	Inmate Toilet	500	1	500	
	<b>Subtotal Net Area</b>			<b>9,980</b>	
<b>572.00</b>	<b>CSI Building Support</b>				
572.01	Mechanical	300	1	300	
572.02	Electrical	150	1	150	
572.03	IT Room	100	1	100	
572.04	Security	100	1	100	
572.05	Janitor's Closet	50	1	50	
	<b>Subtotal Net Area</b>			<b>700</b>	
<b>Total Education</b>				<b>43,560</b>	<b>NSF</b>



## 540 – Recreation / Multi-Purpose

### Function

The Recreation and Multi-Purpose spaces are important inmate programs and serve the maximum/medium-security compound. These programs are centralized to provide access for all inmates. The maximum and medium-security inmates will have smaller, decentralized recreation spaces included with their housing units. The major component of this area is an indoor gymnasium, but also includes smaller areas for hobby crafts and exercise areas. The indoor recreation areas will be adjacent to a large outside recreation area.

### Area Allocations

The following area allocations have been programmed for the Recreation / Multi-Purpose functions:

Recreation / Multi-Purpose					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>540.00</b>	<b>Recreation</b>				
540.01	Wellness Room	8,000	1	8,000	w/ b-ball hoops, incl. exercise area
540.02	Hobby / Arts & Crafts	600	1	600	with lockable storage cabinets
540.03	Arts and Crafts Storage	80	1	80	
540.04	Inmate Toilet	360	1	360	4 ea. Toilet, Urinal, Lavs
540.05	Recreation Office	120	2	240	
540.06	Recreation Storage	250	1	250	
540.07	Staff Toilet	60	2	120	
540.08	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>9,700</b>	
<b>563.00</b>	<b>Programs Building Support</b>				
563.01	Officer Station	40	1	40	
563.02	Mechanical	200	1	200	
563.03	Electrical	100	1	100	
563.04	Security	100	1	100	
563.05	IT Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>540</b>	
<b>Total Recreation / Multi-Purpose</b>				<b>10,240</b>	<b>NSF</b>

## **600 – Housing – Maximum & Medium Security**

### *Function*

The housing areas consists of both maximum and medium-security classifications. These housing units will be constructed of secure, durable materials, suitable for each security classification. The housing units will be cell configurations, most double occupancy, but some will be single occupancy with the capability of being double occupancy in the future. The maximum-security housing units will house 200 inmates each but could house up to 240 inmates if every cell was fitted with a double bunk. Each 200-bed housing unit consists of 40 occupancy single cells and 80 double occupancy cells. There will be two (2) housing units, providing a total 400 beds, classified as maximum-security (1X). The maximum-security housing units will have some decentralized services and programs, namely outdoor recreation, minor medical, multi-purpose rooms, and unit management staff.

Each of the medium-security housing units will house 256 beds, consisting of 128 cells, all double occupancy. There will be two (2) medium-security housing units, providing an inmate capacity of 512 beds. The housing unit configuration will be somewhat similar to maximum-security, as each housing unit will have some decentralized inmate programs and services, including namely outdoor recreation, minor medical, multi-purpose rooms, and unit management staff.

**Area Allocations**

The following area allocations have been programmed for the Housing function:

<b>MAXIMUM SECURITY HOUSING (1X)</b>					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>640.00</b>	<b>Maximum Security Housing Unit</b>				<b>Custody Level 1X</b>
640.01	Cells	90	120	10,800	40 single occupancy, 80 double occ.
640.02	Showers	30	20	600	10 showers per dayroom, Lockable
640.03	Dayroom	35	240	8,400	
640.04	Officer Station Control	80	2	160	
640.05	Video Visitation	20	8	160	
640.06	Janitor	25	2	50	
640.07	Case Manager Office	120	2	240	
640.08	Multipurpose Room	200	2	400	8 Capacity
	<b>Subtotal Net Area</b>			<b>20,810</b>	
<b>640.00</b>	<b>Maximum Security Housing Unit Shared Spaces</b>				
640.01	Sally Port Vestibule	150	2	300	
640.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
640.03	Outdoor Storage Room	30	1	30	Off Recreation Yard
640.04	Housing Storage Room	100	1	100	
640.05	Inmate Property Storage	100	1	100	
640.06	Staging Alcove	100	1	100	
640.07	Interview Room	100	2	200	
640.08	Medical Exam	120	1	120	
640.09	Holding Room	80	1	80	dry cell, incl. washdown
640.10	Armory	200	1	200	
640.11	Unit Management Open Office	192	1	192	
640.12	Office	120	1	120	
640.13	Break Room	200	1	200	6 Capacity
640.14	Multipurpose Room	400	2	800	20 Capacity
640.15	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
640.16	Staff Toilet	60	2	120	
640.17	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>3,722</b>	
<b>642.00</b>	<b>Maximum Security Housing Unit Support Spaces</b>				
642.01	Security	220	1	220	
642.02	Mechanical	4,500	1	4,500	
642.03	Electrical	300	1	300	
642.04	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>5,140</b>	
	<b>Subtotal Per Housing Unit</b>			<b>29,672</b>	200 beds
	<b>Number of Housing Units</b>			<b>2</b>	
<b>Total Housing (Close)</b>				<b>59,344</b>	<b>400 beds</b>

MEDIUM SECURITY HOUSING (2X)					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>620.00</b>	<b>Medium Security Housing Unit</b>				<b>Custody Level 2X</b>
620.01	Cells	90	128	11,520	
620.02	Showers	30	22	660	11 showers per dayroom
620.03	Dayroom	35	256	8,960	
620.04	Officer Station Control	80	2	160	Direct Supervision
620.05	Video Visitation	20	8	160	
620.06	Janitor	25	2	50	
620.07	Case Manager Office	120	2	240	
620.08	Multipurpose Room	200	2	400	8 Capacity
	<b>Subtotal Net Area</b>			<b>22,150</b>	
<b>621.00</b>	<b>Medium Security Housing Unit Shared Spaces</b>				
621.01	Sally Port Vestibule	150	2	300	
621.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
621.03	Outdoor Storage Room	30	1	30	Off Recreation Yard
621.04	Housing Storage Room	100	1	100	
621.05	Inmate Property Storage	100	1	100	
621.06	Staging Alcove	100	1	100	
621.07	Interview Room	100	2	200	
621.08	Unit Management Open Office	192	1	192	
621.09	Office	120	1	120	
621.10	Break Room	200	1	200	6 Capacity
621.11	Multipurpose Room	400	2	800	20 Capacity
621.12	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
621.13	Staff Toilet	60	2	120	
621.14	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>3,322</b>	
<b>622.00</b>	<b>Medium Security Housing Unit Support Spaces</b>				
622.01	Security	220	1	220	
622.02	Mechanical	4,500	1	4,500	
622.03	Electrical	300	1	300	
622.04	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>5,140</b>	
	<b>Subtotal Per Housing Unit</b>			<b>30,612</b>	256 beds
	Number of Housing Units			<b>2</b>	
<b>Total Housing (Medium)</b>				<b>61,224</b>	<b>512 beds</b>

## **700 – Facility Services**

### *Function*

The Facilities Services building will house support spaces that serve the overall campus, and consist of a Central Warehouse, Central Maintenance, and a Central Energy Plant.

### *Area Allocations*

The following area allocations have been programmed for the Facility Services functions:

FACILITY SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>710.00</b>	<b>Warehouse (Outside)</b>				
710.01	High Bay Storage	7,800	1	7,800	
710.02	Package Processing	400	1	400	security screening eqpmt
710.03	Commissary Storage	500	1	500	part of high bay storage
710.04	Office	120	2	240	
710.05	Open Office Area	60	4	240	open office stations
710.06	Staff Break Area	160	1	160	
710.07	Staff Toilet	60	2	120	
710.08	Inmate Toilet	60	2	120	
710.09	Inmate Break Area	160	1	160	
710.10	Secure Storage	250	1	250	
710.11	Cooler	1,000	1	1,000	
710.12	Freezer	2,000	1	2,000	
710.13	Forklift Charging Station	100	2	200	
710.14	Grounds Equipment	2,000	1	2,000	
710.15	Recycling	600	1	600	
	<b>Subtotal Net Area</b>			<b>15,790</b>	
<b>720.00</b>	<b>Maintenance (Inside)</b>				
720.01	Office	160	1	160	2 stations
720.02	Open Office Area	60	4	240	open office stations
720.03	Files/Work Room	80	1	80	
720.04	Conference/M.P. Room	300	1	300	with small kitchenette/break counter
720.05	Shop Offices	100	5	500	
720.06	Plumbing	1,000	1	1,000	
720.07	Electrical	800	1	800	
720.08	Carpentry	1,500	1	1,500	
720.09	Electronics	500	1	500	
720.10	HVAC	800	1	800	
720.11	General Storage	500	1	500	
720.12	Secure Tool Storage	200	1	200	incl. secure cage
720.13	Janitor	50	1	50	
720.14	Staff Toilet	60	2	120	
720.14	Inmate Break	180	1	180	
720.15	Inmate Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>7,050</b>	
<b>730.00</b>	<b>Warehouse/Maintenance Building Support</b>				
730.01	Mechanical	200	1	200	
730.02	Electrical	160	1	160	
730.03	IT Room	60	1	60	
730.04	Security	60	1	60	
730.05	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>530</b>	
<b>740.00</b>	<b>VSP Gatehouse</b>				
740.01	Work Area	150	1	150	
740.02	Staff Toilet	60	1	60	
740.03	Storage/JC	60	1	60	
740.04	Utility	60	1	60	
740.05	Grounds Storage	60	1	60	
	<b>Subtotal Net Area</b>			<b>390</b>	
<b>750.00</b>	<b>Central Energy Plant</b>				
750.01	Mechanical	7,000	1	7,000	outside space for chillers
750.02	Electrical	1,500	1	1,500	outside space for generators
750.03	IT Room	60	1	60	
750.04	Security	60	1	60	
	<b>Subtotal Net Area</b>			<b>8,620</b>	
<b>Total Facility Services</b>				<b>32,380</b>	<b>NSF</b>

**Minimum Security Compound:**

The minimum-security compound will be semi-autonomous and be sited adjacent to the compound containing medium and maximum-custody inmates. The inmate housing will consist of three (3) 200-bed housing units. The housing units will contain a combination of 2-person, 4-person rooms, and a larger 104-bed open dormitory style units.

**Administration & Support**

*Function*

The Minimum-Security Administration and Support building will serve only the minimum-security complex. This area will provide space for the facility management, inmate visiting, food service, inmate programs, and a maintenance shop.

*Area Allocations*

The following area allocations have been programmed for the Administration and Support functions:

ADMINISTRATION & SUPPORT					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>242.00</b>	<b>Administration</b>				
242.01	Office	120	2	240	
242.02	Conference	350	1	350	
242.03	Associate Warden	150	1	150	
242.04	Open Office	60	8	480	
242.05	Security Observation	140	1	140	
242.06	Files	100	1	100	
242.07	Staff Toilet	60	2	120	
242.08	Exam Room	160	1	160	
242.09	Nurse Office	140	1	140	
242.10	Janitor	40	1	40	
242.11	Break Room	300	1	300	12 Capacity
242.12	Intake	300	1	300	Intake and work crew clean functions
242.13	Intake Inmate Toilet	60	1	60	Intake and work crew clean functions
242.14	Intake Gear & Clothing Issue	240	1	240	Intake and work crew clean functions
242.15	Inmate Search	60	1	60	Intake and work crew clean functions
242.16	Sally Vestibule	120	2	240	Intake and work crew clean functions
242.17	Staff Wellness	300	1	300	
242.18	Mothering Room	80	1	80	Small ref. sink, MW
	<b>Subtotal Net Area</b>			<b>3,500</b>	
<b>260.00</b>	<b>Visiting</b>				
260.01	Contact Visitation	2,025	1	2,025	75% of population visit (450 inmates) 10 sessions of visiting per week 45 inmates per visit session 2 visitors per inmate (90 visitors) Approx. 135 occupancy 15 sf / occupant. Incl. Kids area, staff podium
260.02	Screening	150	1	150	
260.03	Clean Waiting	240	1	240	
260.04	Inmate Toilet	60	2	120	
260.05	Janitor	60	1	60	
260.06	Visitor Toilet	60	4	240	3 in visiting 2 in waiting
260.07	Storage	140	1	140	
260.08	Visitor Waiting / Lobby	450	1	450	30 Capacity, screening station
260.09	Vestibule	120	1	120	
	<b>Subtotal Net Area</b>			<b>3,545</b>	

ADMINISTRATION & SUPPORT					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>460.00</b>	<b>Food Service</b>				
460.01	Inmate Dining	3,500	1	3,500	200 Capacity, fixed furniture
460.02	Kitchen	1,400	1	1,400	Re-therm
460.03	Office	160	1	160	incl. secure storage
460.04	Staff Toilet	60	2	120	
460.05	Cooler	200	2	400	
460.06	Freezer	180	1	180	
460.07	Dishwashing	300	1	300	
460.08	Dry Storage	500	1	500	
460.09	Prep	160	1	160	
460.10	Storage	40	1	40	
460.11	Inmate Toilet	60	2	120	
460.12	Janitor	60	1	60	
460.13	Can/Cart Wash	60	1	60	
460.14	Receiving Vestibule	200	1	200	
460.15	Mechanical Room	300	1	300	
460.16	Electrical Room	120	1	120	
460.17	IT Room	60	1	60	
460.18	Security Equipment Room	60	1	60	
	<b>Subtotal Net Area</b>			<b>7,740</b>	
<b>531.00</b>	<b>Programs</b>				
531.01	Classroom	1,000	3	3,000	30 Capacity, w/ divider
531.02	Classroom Storage	60	3	180	
531.03	Voc. Ed Classroom	1,000	2	2,000	
531.04	V.E. Storage	100	2	200	
531.05	Office	160	2	320	
531.06	CSI	4,000	1	4,000	Separate Building w/ outside work area
531.07	Library	400	1	400	
531.08	Law Library	240	1	240	
531.09	Programs Office/Work Area	400	1	400	6 cubicles
531.10	Large Counseling / Multipurpose	300	1	300	12 Capacity
531.11	Small Counseling / Multipurpose	150	2	300	4 Capacity
531.12	Counseling Office	160	2	320	Double Occupancy
531.13	Inmate Toilet	60	4	240	
531.14	Staff Toilet	60	2	120	
531.15	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>12,080</b>	
<b>Total Administration &amp; Support</b>				<b>26,865</b>	



**540 – Recreation / Multi-Purpose**

*Function*

The Recreation Area will provide a centrally located area for indoor recreation, hobby crafts, and other pro-social activities within the minimum-custody compound.

*Area Allocations*

The following area allocations have been programmed for the Recreation / Multi-Purpose functions:

MULTI-PURPOSE / RECREATION					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>540.00</b>	<b>Multi-Purpose / Recreation Bldg.</b>				<b>In Multi-Purpose Building</b>
540.01	Multi-Purpose / Recreation	6,000	1	6,000	w/ b-ball hoops
540.02	Hobby / Arts and Crafts	600	1	600	with lockable storage cabinets
540.03	Arts and Crafts Storage	80	1	80	
540.04	Inmate Toilet	360	1	360	4 ea. Toilet, Urinal, Lavs
540.05	Rec. Storage	120	1	120	
540.06	Staff Toilet	60	2	120	
540.07	Storage	100	1	100	
540.08	Office	200	1	200	Double Occupancy
540.09	Janitor	60	1	60	
540.10	Mechanical	300	1	300	
540.11	Electrical	200	1	200	
540.12	Security Electronics	120	1	120	
540.13	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>8,380</b>	
<b>Total Multi-Purpose / Recreation Building</b>				<b>8,380</b>	

## 650 – Housing

### Function

The minimum-security housing will consist of three (3) housing units, consisting of a combination of 2-person rooms, 4-person rooms, and an open dormitory setting. There will be a small laundry area for the minimum-security inmates. Centrally located inmate toilets and shower areas will be provided for each housing unit. Staff supervisory offices will be provided in each housing unit. Mechanical and electrical services that serve the minimum-security housing units will be a separate function for this compound.

### Area Allocations

The following area allocations have been programmed for the Housing function:

HOUSING					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>650.00</b>	<b>Minimum Security Housing Unit</b>				<b>Custody Level 3X</b>
650.01	2-Bed Rooms	66	24	1,584	48 beds, dbl bunk
650.02	4-Bed Rooms	132	12	1,584	48 beds, dbl bunk
650.03	Open Dormitory Sleeping	33	104	3,432	4x26 beds
650.04	Inmate Restroom & Shower	400	6	2,400	4 showers, lavs, toilets in each
650.05	Dayroom	35	200	7,000	loose furnishings, IT kiosk
650.06	Laundry	300	1	300	6 Washers, 6 Dryers
650.07	Janitor	60	1	60	
650.08	Sergeant's Office	200	1	200	incl. computer stations for floor officers
650.09	Staff Toilet	60	2	120	
650.10	Entry Vestibule	150	1	150	
650.11	Storage	100	1	100	
650.12	Office	120	4	480	Unit Manager, Support staff, Case Manag
	<b>Subtotal Net Area</b>			<b>17,410</b>	
<b>651.00</b>	<b>Minimum Security Housing Unit Support Spaces</b>				
651.01	Electrical Room	300	1	300	
651.02	Mechanical Room	1,000	1	1,000	
651.03	Security Equipment Room	100	1	100	
651.04	Telecom	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,500</b>	
	<b>Subtotal Per Housing Unit</b>			<b>18,910</b>	200 beds
	Number of Housing Units			<b>3</b>	
<b>Total Housing (Minimum)</b>				<b>56,730</b>	<b>600 beds</b>

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**Site Development:**

The developments on the site include the following components:

1. Outside the secure perimeter:
  - a. Appropriate areas for staff and visitor parking (both for the main facility and the minimum-security facility) will be provided to meet the facility staffing levels and estimated public needs. All parking areas will be designed to meet all state and federal guidelines. A designated, sheltered space will be provided to accommodate people waiting for public transportation.
  - b. The facility will have an identifiable entry plaza to accommodate all persons entering the Outside Administration building. The entry plaza will serve as first point of contact and be designed as a pleasant, welcoming icon.
  - c. Controlling and accommodating the rain and snow run off on the site will be a storm water retention area that is located in a manner to minimize the impact to the site development and landscaped to blend in with the surrounding area. Sustainable options for this function, such as bioswales or permeable paving, could be explored.
  
2. Inside the secure perimeter:
  - a. There will be several types of outdoor recreation yards for both the maximum/minimum-security main compound and the adjacent minimum-security compound. These areas will include a large open yard area that could accommodate outdoor sports including a walking path for passive exercise and smaller outdoor recreation areas located at the individual housing units.
  - b. Service Yards will be provided for both the Central Support building and Cornhusker State Industries inside the secure perimeter. Access to these service yards will be via the secure vehicle sally port.
  
3. Secure Perimeter:
  - a. There will be two different perimeter fence systems. One will enclose the maximum/medium-security compound with a double, chain-link fence, 12 feet high, with 20 feet between each fence. This perimeter fence system will also include multiple rows of razor tape attached to both fences, an electronic detection system, and CCTV camera coverage. Security lighting fixtures mounted on poles will surround the entire exterior of the perimeter. Lighting

- should be designed to minimize light pollution to the surrounding areas.
- b. A 12 feet-wide paved patrol road will circle the exterior of the perimeter fence. Security vehicles will patrol the exterior of the facility 24 hours a day. The vehicle patrol surveillance will take the place of traditional towers.
  - c. A large secure Vehicular Sally Port will allow access to the interior of the maximum/medium compound as well as staging of large trucks/trailers to reduce risk of inmate escape. Access and egress to the interior will be controlled and monitored by Central Control. An enclosed staff station will provide for physical inspections of all vehicles entering or exiting the secure perimeter.
  - d. A Pedestrian Sally Port will be incorporated into the design of the facility Entry Plaza. This will allow for a secure entry point into the Outside Administration. A secure, sally port entry point will also be provided to allow entry into the interior of the main compound.
  - e. A 6-foot high chain link fence may surround the entire complex and serve to identify a “buffer zone” between the property line and secure perimeter.

**ii. Basis for square footage/planning parameters**

The quantity and types of spaces needed were developed through interviews with NDCS staff where the author gained insight into the facility mission and prescribed spaces needed based on the author’s significant past experience with similar correctional facility designs. At the time this Program Statement was authored, the 2018 ACA Design Guidelines (Standards for Adult Correctional Institutions, 5<sup>th</sup> Edition) along with the 2010 ADA Standards for Accessible Design also impacted the size and quantity of spaces where applicable.

**iii. Square footage difference between existing and proposed areas (net & gross)**

This replacement facility will be entirely new construction, and as such, there is no existing space to compare it to. At a total of approximately 504,000 GSF and a capacity of 1,512 inmates, the replacement facility will average 333 SF/inmate. This is within the national norm for a publicly-operated state correctional facility\*. The facility being towards the higher end of the spectrum is due to the inclusion of a strong inmate program provision.

\* Sample of 10 past state-operated facilities by DLR Group ranged between 260-353 SF/inmate.

**c. Impact of the proposed project on existing space**

**i. Reutilization and function(s)**

Unless any existing buildings on a potential site were to exist, there would not be any reutilization of existing structures at the site of this facility.

**ii. Demolition**

No demolition, other than potential site clearance, would be necessary to construct this facility.

**iii. Renovation**

No renovation, other than potential existing buildings on the site (unknown at this time), would be part of this project.

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## 7. Equipment Requirements

### a. List of available equipment for reuse (if applicable)

This facility would be completely new construction, and as such, there would not be any existing equipment available for reuse.

### b. Additional equipment (if applicable)

#### i. Fixed equipment

A complete list will be determined during detailed planning and design phases and will include fixed equipment for a kitchen and laundry, as examples.

#### ii. Movable equipment

To be determined during detailed planning and design phases. A list of furniture, fixtures, and non-fixed equipment will be included in the final design.

#### iii. Special or technical equipment

1. The facility would be equipped with a state-of-the-art security system typical of a contemporary correctional facility. This security system will incorporate a CCTV system with recording capabilities that will also be integrated with the intercom and door control system. The perimeter security system will incorporate a detection system as well as a perimeter camera array integrated with the detection system and fence.
2. The space for Cornhusker State Industries (CSI) will include equipment appropriate to the industrial program in place. The actual industry programs of CSI will be established at a later date.
3. Similar to CSI, there will also be equipment included with the vocational education programs for instructional and training purposes.
4. The kitchen will have commercial style equipment appropriate for this size and type of facility. A special "corrections package" will be specified to reflect the appropriateness and special features for a correctional setting.
5. The laundry facilities will be equipped with commercial style laundry equipment. The type and capacity sizes will be determined during the design phase.
6. Information Technology (IT) systems will include an office network for staff that will be connected to the statewide computer system. There will also be a separate computer network included for inmate services to support the tablet-based system used for educational and recreational purposes.
7. Medical and dental equipment will include optometry and x-ray equipment (both medical and dental), as well as dental chairs with compressed air.

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## 8. Special Design Considerations

### a. Construction Type

The construction type, materials and methodologies for this correctional facility will be determined during the design phase of the project and should be based on the most economical and best value proposition at the time taking into consideration the durability, maintainability and security needs for the facility. It is anticipated that the building construction will be of institutional quality and appropriate for correctional facility usage according to the intended security levels and anticipated abuse and wear condition.

The maximum and medium-security classification inmate housing may utilize modular cell construction. The minimum-security classification of inmate housing will utilize a lesser security type construction and may consist of concrete or masonry type walls for abuse and maintenance benefits.

### b. Heating and cooling systems

The heating and cooling systems will be determined during the planning and design phases of the project. The systems will be designed with maintainability, longevity, energy efficiency and sustainability in mind. The majority of the buildings will likely be connected to a Central Energy Plant. The final selection of building heating and cooling system should be based on a life-cycle cost analysis to be performed during the design phase of the project.

### c. Life Safety/ADA

All buildings will be designed to meet all applicable building codes in effect and applicable at the time of design and construction. It will be the responsibility of the architect/engineer of record to determine applicable codes and regulations. At the time this Program Statement was authored, the 2018 ACA Design Guidelines (Standards for Adult Correctional Institutions, 5th Edition) along with the 2010 ADA Standards for Accessible Design were used to determine the size and quantity of spaces as applicable.

### d. Historic or architectural significance

The correctional facility will not have any historic or architectural significance related to any existing structures. The design intent for the facility will be a reflection of current institutional architectural design styles determined by the architect of record selected for the project and, as such, must comply with the state statute NRS-72-815 (3)b.

### e. Artwork (for applicable projects)

The inclusion of appropriate artwork, while encouraged, is not mandatory for this project. The proposed buildings identified in this project are not considered public buildings per state statute 82-318. As such, the 1% artwork requirement does not apply.

**f. Phasing**

The correctional facility could be built utilizing a phased construction approach where the minimum-security compound would be constructed prior to the main facility compound. This approach will be considered at the beginning of the design process for the facility. Any phasing will need to take into consideration how to provide for temporary programs and services in the minimum-security compound.

**g. Future expansion**

It is important to consider future expansion possibilities when planning for a correctional facility. The consideration begins with the site selection - making sure the proposed site is large enough to accommodate any additional construction associated with the facility. With this in mind, the site development, in particular major utility services, should be sized for future additional construction. This additional construction could include, but not be limited to, the consolidation of populations, replacement of obsolete facilities, associated workforce development or correctional industries programs. It is recommended that these types of issues be considered in a future statewide Master Plan addressing the entirety of the state's correctional system.

**h. Other (e.g., IBC & NFPA codes)**

As noted in prior sections of this Program Statement, all buildings would be designed to comply with all applicable codes and regulations current at the time of design and construction.

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## 9. Project budget and fiscal impact

### a. Cost estimates criteria

#### i. Identify recognized standards, comparisons and sources used to develop the estimated cost

Square footage costs used to create the following estimates were derived from historical cost data from comparable corrections facilities and RS Means Construction Data publications. In addition, Parametrix, a professional construction cost consultant with vast experience in correctional facility estimating, was retained to assist with the analysis of construction costs.

#### ii. Identify the year and month on which the estimates are made and the inflation factors used

These estimates have a base line of April 2021 and include an estimated annual inflation factor of 4% per year. **It is recommended and assumed that the inflation adjustment be revisited in conjunction with the submittal and approval of this document.**

#### iii. Gross and net square feet

Net Square Feet (NSF):	346,923 NSF
Gross Square Feet (GSF):	503,963 GSF

#### iv. Total project cost per gross square foot

\$468/GSF

#### v. Construction cost per gross square foot

\$396/GSF

This is within the national norm for a publicly-operated state correctional facility\*.

\* Sample of construction cost per gross square foot for 10 past state-operated facilities by DLR Group ranged between \$305/GSF to \$452/GSF.

A summary of the construction cost estimate can be found on the following page. For a detailed breakdown of the estimate, please refer to Appendix B:

**Construction Cost Estimate Summary:**

<b>MAIN FACILITY PROGRAM SUMMARY</b>				
#	Component	Gross SF	\$/GSF	Cost
200	<b>OUTSIDE ADMINISTRATION</b>			
	Total Outside Administration	16,419	\$ 302	\$ 4,955,640
240	<b>INSIDE ADMINISTRATION &amp; OPERATIONS</b>			
	Total Inside Administration & Operations	6,409	\$ 400	\$ 2,562,300
260	<b>VISITING &amp; HEARING SERVICES</b>			
	Total Visiting & Hearing Services	8,139	\$ 293	\$ 2,385,270
300	<b>INTAKE</b>			
	Total Intake	3,312	\$ 400	\$ 1,324,800
410	<b>CLINICAL SERVICES</b>			
	Total Clinical Services	12,080	\$ 339	\$ 4,092,520
460	<b>FOOD SERVICE &amp; LAUNDRY</b>			
	Total Food Service & Laundry	20,421	\$ 297	\$ 6,059,850
500	<b>EDUCATION</b>			
	Total Education	56,499	\$ 262	\$ 14,788,280
540	<b>RECREATION / MULTI-PURPOSE</b>			
	Total Recreation / Multi-Purpose	13,851	\$ 278	\$ 3,848,040
600	<b>HOUSING</b>			
	Total Housing	192,909	\$ 397	\$ 76,628,608
700	<b>FACILITY SERVICES</b>			
	Total Facility Services	39,731	\$ 223	\$ 8,853,240
	<b>MAIN FACILITY BUILDING SQUARE FOOTAGE</b>	369,769	\$ 339	\$ 125,498,548
<b>MINIMUM FACILITY PROGRAM SUMMARY</b>				
#	Component	Gross SF	\$/GSF	Cost
	<b>ADMINISTRATION &amp; SUPPORT</b>			
	Total Administration & Support	49,099	\$ 286	\$ 14,065,940
650	<b>HOUSING</b>			
	Total Housing	85,095	\$ 300	\$ 25,528,500
	<b>MINIMUM FACILITY BUILDING SQUARE FOOTAGE</b>	134,194	\$ 295	\$ 39,594,440
	<b>TOTAL FACILITY</b>	503,963	\$ 328	\$ 165,092,988

**b. Total project cost**

The following illustration depicts the comprehensive project budget for the development and construction portion of the proposed project:

<b>Project Budget Estimate</b>	
<b>Project Expenses</b>	<b>Total Cost</b>
<b>I. Site Acquisition Costs</b>	
A. Purchase Option (Allowance)	\$600,000
B. Acquisition Purchase (Allowance)	\$2,400,000
C. Financial & Legal Costs (by owner und	\$0
<b>Subtotal</b>	<b>\$3,000,000</b>
<b>II. Site Development Costs</b>	
A. Utilities	
1. Utilities Relocation and Demolition	\$0
2. New Utilities (Allowance)	\$3,500,000
3. Elevated Water Tank (Allowance)	\$1,500,000
B. Clearing and Grading (allowance)	\$2,500,000
C. On-Site Improvements (walks, landsc	\$3,500,000
D. Secure Perimeter Systems	\$5,935,000
E. Access Road (Allowance)	\$400,000
F. Demolition (Allowance)	\$100,000
G. Site Survey	\$80,000
H. Geotechnical	\$100,000
I. Environmental Investigation (Allowance)	\$100,000
<b>Subtotal</b>	<b>\$17,715,000</b>
<b>III. Building Construction Cost</b>	
A. Building Cost - Main Compound	\$125,499,000
B. Building Cost - Minimum Compound	\$39,594,000
C. Building Cost - Other	\$0
<b>Subtotal</b>	<b>\$165,093,000</b>
<b>IV. Project Development Costs</b>	
A. A/E Planning, Design, and Constructio	\$18,504,000
B. Special Inspections (allowance)	\$150,000
C. Bid Printing (allowance)	\$10,000
<b>Subtotal</b>	<b>\$18,664,000</b>
<b>V. FF&amp;E; Communications</b>	
A. Fixtures, Furnishings & Equipment All	\$4,953,000
B. Communications Equipment (by owner	\$0
<b>Subtotal</b>	<b>\$4,953,000</b>
<b>VI. Inflation, Contingency &amp; Other Costs</b>	
A. Inflation to Midpoint of Construction 20	\$16,898,000
B. Project Contingency (5% of II, III & V)	\$9,388,000
C. Impact Fees	\$0
D. Sales Tax @ 0% (Exempt)	\$0
<b>Subtotal</b>	<b>\$26,286,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$235,711,000</b>

\* All numbers are rounded to nearest \$1,000

**c. Fiscal Impact based upon first full year of operation (include proposed funding sources and percentage of each)**

**i. Estimated additional operational and maintenance cost per year**

1. Staffing Cost: \$26,515,310 (see staffing model in Appendix C) plus \$503,833 for Central Office Staff and \$468,559 for CSI staff.
2. Utility Cost: \$1,229,670 (based on utility costs assumed to be proportionally similar to TSCI at \$2.44/SF x 503,963 SF)
3. Maintenance Cost: \$1,763,870 (\$3.50/SF x 503,963 SF)  
This amount is based on a national industry average for a typical state correctional facility of similar size. The maintenance expense will likely be lower in the beginning of operation as everything is new. However, it is advisable to account for these costs to rise as the facility ages.
4. Direct Inmate Cost: \$2,979,000 (\$2,979/inmate\*, 1<sup>st</sup> year of operation will average ADP of 1,000 due to ramp-up of the facility).

\* The direct cost/inmate number includes food, clothing, bedding, and supplies. It does not include medical costs, which are covered by the Central Office.

**ii. Estimated additional programmatic costs per year**

None identified at this time.

**iii. Applicable building renewal assessment charges**

In accordance with Legislative Bill 380 (2011), building renewal assessment charges (LB1100) have been eliminated.

**10. Funding**

**a. Total funds required**

\$235,711,000

**b. Project Funding sources**

**i. General funds**

\$235,711,000 (100%)

The project would be funded entirely from state sources with the source being solely from general funds.

**ii. Cash funds**

\$0 (0%)

**iii. Federal funds**

\$0 (0%)

**iv. LB 309 funds**

\$0 (0%)

**v. Revenue bonds**

\$0 (0%)

**vi. Private donations**

\$0 (0%)

**vii. Other sources**

\$0 (0%)

**c. Fiscal year expenditures for project duration**

<b>Project Budget Estimate</b>	<b>Fiscal Year Expenditure</b>					
	<b>FY 2021-2022</b> Starts July 1, 2021	<b>FY 2022-2023</b> Starts July 1, 2022	<b>FY 2023-2024</b> Starts July 1, 2023	<b>FY 2024-2025</b> Starts July 1, 2024	<b>FY 2025-2026</b> Starts July 1, 2025	<b>Total Cost</b>
<b>Project Expenses</b>						
<b>I. Site Acquisition Costs</b>						
A. Purchase Option (Allowance)	\$600,000	\$0	\$0	\$0	\$0	\$600,000
B. Acquisition Purchase (Allowance)	\$0	\$2,400,000	\$0	\$0	\$0	\$2,400,000
<b>Subtotal</b>	<b>\$600,000</b>	<b>\$2,400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,000,000</b>
<b>II. Site Development Costs</b>						
<b>Subtotal</b>	<b>\$280,000</b>	<b>\$7,028,750</b>	<b>\$7,225,750</b>	<b>\$3,180,500</b>	<b>\$0</b>	<b>\$17,715,000</b>
<b>III. Building Construction Cost</b>						
<b>Subtotal</b>	<b>\$0</b>	<b>\$45,232,650</b>	<b>\$57,782,550</b>	<b>\$55,802,850</b>	<b>\$6,274,950</b>	<b>\$165,093,000</b>
<b>IV. Project Development Costs</b>						
<b>Subtotal</b>	<b>\$13,887,000</b>	<b>\$1,895,900</b>	<b>\$978,200</b>	<b>\$970,200</b>	<b>\$932,700</b>	<b>\$18,664,000</b>
<b>V. FF&amp;E; Communications</b>						
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$742,950</b>	<b>\$1,733,550</b>	<b>\$2,476,500</b>	<b>\$4,953,000</b>
<b>VI. Inflation, Contingency &amp; Other Costs</b>						
<b>Subtotal</b>	<b>\$0</b>	<b>\$7,134,800</b>	<b>\$9,575,600</b>	<b>\$9,575,600</b>	<b>\$0</b>	<b>\$26,286,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$14,767,000</b>	<b>\$63,692,100</b>	<b>\$76,305,050</b>	<b>\$71,262,700</b>	<b>\$9,684,150</b>	<b>\$235,711,000</b>

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## 11. Timeline

The planning and construction of a correctional facility of this size and complexity takes significant time to be done right. The most significant unknown currently is the availability and location of a potential site. Design work can begin prior to the identification of a site, but the identification and procurement of the site should be initiated immediately upon project approval.

The below timeline is indicative of the project's progression under a traditional design-bid-build delivery method.

- a. Need Statement (if applicable)**  
Not applicable
- b. Program Statement**  
This Program Statement was completed in March 2021 and is anticipated to be submitted to the Legislature for consideration in April 2021
- c. Funding**  
July 1, 2021
- d. Professional consultant's selection**  
June 2021 – August 2021
- e. Design Development documents**  
August 2021 – October 2022
- f. Receive bids for construction**  
December 2022
- g. Award of contract and start of construction**  
February 2023
- h. Completion of construction**  
March 2025 (potential for minimum-security compound occupancy)  
October 2025 (entire project)

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*APPENDIX A*  
*Architectural Space Program*

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<b>MAIN FACILITY PROGRAM SUMMARY</b>				
#	Component	Net SF	Grossing Factor	Gross SF
<b>200</b>	<b>OUTSIDE ADMINISTRATION</b>			
200	Public Access to Visiting	1,510	1.40	2,114
220	Warden	1,500	1.40	2,100
221	Business Office / Human Resources	1,530	1.40	2,142
222	Staff Support	3,780	1.40	5,292
223	Armory	810	1.50	1,215
224	Inmate Records	1,450	1.40	2,030
225	Administration Building Support	1,090	1.40	1,526
	<b>Total Outside Administration</b>	<b>11,670</b>	<b>1.41</b>	<b>16,419</b>
<b>240</b>	<b>INSIDE ADMINISTRATION &amp; OPERATIONS</b>			
240	Institutional Operations	860	1.40	1,204
241	Control	1,130	1.50	1,695
242	Inside Administration	2,050	1.40	2,870
243	Inside Admin & Ops Building Support	400	1.60	640
	<b>Total Inside Administration &amp; Operations</b>	<b>4,440</b>	<b>1.44</b>	<b>6,409</b>
<b>260</b>	<b>VISITING &amp; HEARING SERVICES</b>			
260	Visiting	4,785	1.30	6,221
261	Offices	700	1.40	980
262	Visiting & Hearings Building Support	670	1.40	938
	<b>Total Visiting &amp; Hearing Services</b>	<b>6,155</b>	<b>1.32</b>	<b>8,139</b>
<b>300</b>	<b>INTAKE</b>			
300	Intake	2,070	1.60	3,312
	<b>Total Intake</b>	<b>2,070</b>	<b>1.60</b>	<b>3,312</b>
<b>410</b>	<b>CLINICAL SERVICES</b>			
410	Medical	3,680	1.60	5,888
411	Mental Health	720	1.50	1,080
412	Dental	800	1.50	1,200
413	Clinic Support	785	1.60	1,256
420	Short Term Infirmary	1,310	1.60	2,096
430	Clinical Services Building Support	400	1.40	560
	<b>Total Clinical Services</b>	<b>7,695</b>	<b>1.57</b>	<b>12,080</b>
<b>460</b>	<b>FOOD SERVICE &amp; LAUNDRY</b>			
460	Food Service	12,010	1.25	15,013
461	Laundry	3,310	1.30	4,303
462	Food Service & Laundry Building Support	850	1.30	1,105
	<b>Total Food Service &amp; Laundry</b>	<b>16,170</b>	<b>1.26</b>	<b>20,421</b>
<b>500</b>	<b>EDUCATION</b>			
531	Academic Education	6,360	1.35	8,586
533	Education Administration	1,600	1.40	2,240
540	Programs / Religious	3,700	1.40	5,180
560	Library	840	1.30	1,092
532	Vocational Education	19,470	1.30	25,311
534	Education Building Support	910	1.40	1,274
570	Omhusker State Industries (CSI)	9,980	1.20	11,976
572	CSI Building Support	700	1.20	840
	<b>Total Education</b>	<b>43,560</b>	<b>1.30</b>	<b>56,499</b>

#	Component	Net SF	Grossing Factor	Gross SF
<b>540</b>	<b>RECREATION / MULTI-PURPOSE</b>			
540	Recreation	9,700	1.35	13,095
563	Programs Building Support	540	1.40	756
	<b>Total Recreation / Multi-Purpose</b>	<b>10,240</b>	<b>1.35</b>	<b>13,851</b>
<b>600</b>	<b>HOUSING</b>			
620	Medium Security Housing Unit	61,224	1.60	97,958
640	Maximum Security Housing Unit	59,344	1.60	94,950
	<b>Total Housing</b>	<b>120,568</b>	<b>1.60</b>	<b>192,909</b>
<b>700</b>	<b>FACILITY SERVICES</b>			
710	Warehouse (Outside)	15,790	1.20	18,948
720	Maintenance (Inside)	7,050	1.30	9,165
730	Warehouse/Maintenance Building Support	530	1.30	689
740	VSP Gatehouse	390	1.50	585
750	Central Plant	8,620	1.20	10,344
	<b>Total Facility Services</b>	<b>32,380</b>	<b>1.23</b>	<b>39,731</b>
	<b>MAIN FACILITY BUILDING SQUARE FOOTAGE</b>	<b>254,948</b>	<b>1.45</b>	<b>369,769</b>
<b>MINIMUM FACILITY PROGRAM SUMMARY</b>				
#	Component	Net SF	Grossing Factor	Gross SF
	<b>ADMINISTRATION &amp; SUPPORT</b>			
242	Administration	3,500	1.45	5,075
260	Visiting	3,545	1.40	4,963
460	Food Service	7,740	1.40	10,836
531	Programs	12,080	1.40	16,912
540	Multi-Purpose / Recreation	8,380	1.35	11,313
	<b>Total Administration &amp; Support</b>	<b>35,245</b>		<b>49,099</b>
<b>650</b>	<b>HOUSING</b>			
650	Minimum Security Housing Unit	56,730	1.50	85,095
	<b>Total Housing</b>	<b>56,730</b>		<b>85,095</b>
	<b>MINIMUM FACILITY BUILDING SQUARE FOOTAGE</b>	<b>91,975</b>	<b>1.46</b>	<b>134,194</b>
	<b>TOTAL FACILITY</b>	<b>346,923</b>	<b>1.45</b>	<b>503,963</b>

<b>OUTSIDE ADMINISTRATION</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>200.00</b>	<b>Public Access to Visiting</b>				
200.01	Entry Vestibule	150	1	150	
200.02	Lobby & Waiting	400	1	400	Display Cabinet, Deposit stations
200.03	Reception / information / screening	200	1	200	
200.04	Clean Waiting	200	1	200	
200.05	Lockers	25	1	25	24 12"x12" lockers
200.06	Visitor Toilet	60	2	120	
200.07	Search	50	2	100	
200.08	Interview Room	80	1	80	
200.09	Video Visitation	80	2	160	Sound insulated
200.10	Video Equipment Room	75	1	75	Video Visiting
	<b>Subtotal Net Area</b>			<b>1,510</b>	
<b>220.00</b>	<b>Warden</b>				
220.01	Sub-Lobby / Waiting Area	100	1	100	
220.02	Warden Office	240	1	240	incl. small conf. area
220.03	Secretary	120	1	120	
220.04	Deputy Warden Office	160	1	160	
220.05	Associate Warden Office	160	1	160	
220.06	Conference Room	600	1	600	Command Center, 30 capacity
220.07	Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>1,500</b>	
<b>221.00</b>	<b>Business Office / Human Resources</b>				
221.01	Business Manager Office	120	1	120	
221.02	HR Manager	120	1	120	
221.03	Fiscal Director	120	1	120	
221.04	HR Assistant	80	1	80	
221.04	Interview Room	100	1	100	
221.05	Files	150	1	150	Secure
221.05	Open Office	60	5	300	4 stations, printer station
221.06	Mail Room	300	1	300	w/ security screening
221.06	Storage	100	1	100	
221.07	Vault	40	1	40	
221.08	Copy / Work Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,530</b>	
<b>222.00</b>	<b>Staff Support</b>				
222.01	Muster / Training Room	1,200	1	1,200	also Break Rm, Counter with sink & storage below
222.02	Men's Locker Room	750	1	750	1/2 height lockers 150 total (Unassigned)
222.03	Men's Showers	40	3	120	
222.04	Men's Toilets	150	1	150	
222.05	Women's Locker Room	500	1	500	1/2 height lockers 100 total (Unassigned)
222.06	Women's Showers	40	2	80	
222.07	Women's Toilets	150	1	150	
222.08	Mothering Room	80	1	80	Small ref., sink, MW
222.09	Staff Wellness Room	750	1	750	Cardio and Strength Eqpmt.
	<b>Subtotal Net Area</b>			<b>3,780</b>	
<b>223.00</b>	<b>Armory</b>				
223.01	Armory	250	1	250	
223.02	Ready Room	400	1	400	Adjacent Armory, Muster
223.03	Staff Toilet	80	2	160	w/ Decon shower & eyewash
	<b>Subtotal Net Area</b>			<b>810</b>	

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>224.00</b>	<b>Inmate Records</b>				
224.01	Inmate Records	250	1	250	with work area
224.02	Office	100	1	100	
228.07	Files	600	1	600	
224.03	Records & Clerks	400	1	400	4 clerks @ 64
224.04	Storage	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,450</b>	
<b>225.00</b>	<b>Administration Building Support</b>				
225.01	Mechanical	150	1	150	
225.02	Electrical	100	1	100	
225.03	IT Room	300	1	300	
225.04	Vendor IT Room	150	1	150	
225.05	Security Electronics	100	1	100	
225.06	Security Computer Room	120	1	120	
225.07	Fire Control	120	1	120	
225.08	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>1,090</b>	
<b>Total Outside Administration</b>				<b>11,670</b>	<b>NSF</b>



INSIDE ADMINISTRATION & OPERATIONS					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>240.00</b>	<b>Institutional Operations</b>				
240.01	Shift Management Office	200	1	200	
240.02	Office	120	2	240	
240.03	Open Office	60	3	180	
240.04	Security Vestibule	120	1	120	
240.05	Staff Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>860</b>	
<b>241.00</b>	<b>Control</b>				
241.01	Central Control	600	1	600	3 stations + training
241.02	Staff Toilet	60	1	60	
241.03	Vestibule	50	1	50	
241.04	Locksmith/Key Room	120	1	120	
241.05	Security Electronics	300	1	300	
	<b>Subtotal Net Area</b>			<b>1,130</b>	
<b>242.00</b>	<b>Inside Administration</b>				
242.01	Major Office	160	1	160	
242.02	Captain Office	120	1	120	
242.03	Unit Administrator	120	1	120	
242.04	Intel Office/Phone+Camera Monitoring	400	1	400	4 cubicles, monitoring eqpmt
242.05	Investigative Captain	120	1	120	
242.06	Interview Room	80	2	160	
242.07	Work area/ Storage	100	1	100	
242.08	Break Room	300	1	300	
242.09	Refreshment Center	100	1	100	
242.10	Staff Toilet	60	2	120	
242.11	Janitor	50	1	50	
242.12	Conference Room	300	1	300	
	<b>Subtotal Net Area</b>			<b>2,050</b>	
<b>243.00</b>	<b>Inside Admin &amp; Ops Building Support</b>				
243.01	Mechanical	100	1	100	
243.02	Electrical	100	1	100	
243.03	IT Room	100	1	100	
243.04	Security	100	1	100	
	<b>Subtotal Net Area</b>			<b>400</b>	
<b>Total Inside Administration &amp; Operations</b>				<b>4,440</b>	<b>NSF</b>

VISITING & HEARING SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>260.00</b>	<b>Visiting</b>				
260.01	Contact Visitation	2,475	1	2,475	60% of population visit (547 inmates) 10 sessions of visiting per week 55 inmates per visit session 2 visitors per inmate (110 visitors) Approx. 165 occupancy 15 sf / occupant
260.02	Outdoor Visitation	4000	0.1	400	Partially Covered, Calculated at 10%
260.03	Children's Visitation	300	0	0	Carpeted area within visitation
260.04	Professional/Private Visitation	100	4	400	
260.05	No Contact Visitation	120	2	240	
260.06	Officer Station	60	2	120	podiums
260.07	Inmate Waiting	200	1	200	bench for 10 inmates
260.08	Search	20	4	80	search alcoves
260.09	Holding Cell	50	1	50	
260.10	Inmate Sallyport	100	1	100	
260.11	Visitor Entrance Vestibule	100	1	100	
260.12	Visitor Toilet	60	4	240	
260.13	Inmate Toilet	60	3	180	adjacent to inmate processing
260.14	Storage	200	1	200	
	<b>Subtotal Net Area</b>			<b>4,785</b>	
<b>261.00</b>	<b>Offices</b>				
261.01	Hearings Room	600	1	600	
261.02	File/Work Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>700</b>	
<b>262.00</b>	<b>Visiting &amp; Hearings Building Support</b>				
262.01	Janitor	50	1	50	
262.02	Staff Toilet	60	2	120	
262.03	Mechanical	200	1	200	
262.04	Electrical	100	1	100	
262.05	Security	100	1	100	
262.06	IT Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>670</b>	
<b>Total Visiting &amp; Hearings Services</b>				<b>6,155</b>	<b>NSF</b>

<b>INTAKE</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>300.00</b>	<b>Intake</b>				
300.01	Single Holding Cells	60	2	120	
300.02	Open Waiting	200	1	200	
300.03	Processing Area / Counter	100	1	100	
300.04	Office	120	1	120	
300.05	Files/Work Room	100	1	100	
300.06	Clothing Issue	100	1	100	
300.07	Inmate Property (temporary)	300	1	300	120 2x2x1.5 boxes + work area
300.08	Interview Room / medical screening	80	2	160	
300.09	Changing Room	50	2	100	
300.10	Storage	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,400</b>	
<b>310.00</b>	<b>Intake Building Support</b>				
310.01	Mechanical	200	1	200	
310.02	Electrical	100	1	100	
310.03	IT Room	100	1	100	
310.04	Security	100	1	100	
310.05	Janitor	50	1	50	
310.06	Staff Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>670</b>	
<b>Total Intake</b>				<b>2,070</b>	<b>NSF</b>

CLINICAL SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>410.00</b>	<b>Medical</b>				
410.01	Exam Room	120	5	600	
410.02	Triage	240	1	240	near entry - emergency eye wash
410.03	Interview Room	80	1	80	
410.04	Optometry Room	120	1	120	
410.05	Future Use	150	1	150	Dialysis?
410.06	Pharmacy	350	1	350	
410.07	Medication Dispense	80	1	80	drinking fountain, adj. Pharmacy, Waitr
410.08	Nurses' Station	200	1	200	
410.09	Director of Nurses' Office	120	1	120	
410.10	Medical Director	120	1	120	
410.11	Medical Records	500	1	500	High density + clerk area
410.12	Digital X-ray	250	1	250	
410.13	Health Administrator's Office	120	1	120	
410.14	Lab	200	1	200	
410.15	Biohazard	80	1	80	ventilated
410.16	Clinic Control Point	50	1	50	View into waiting and exams
410.17	Group Waiting	250	1	250	for 15
410.18	Single Waiting	50	1	50	
410.19	Inmate Toilet	60	2	120	1 near exam rooms, 1 in waiting
	<b>Subtotal Net Area</b>			<b>3,680</b>	
<b>411.00</b>	<b>Mental Health</b>				
411.01	Mental Health Psychologist Office	120	1	120	
411.02	Mental Health Program Specialist	150	2	300	
411.03	Counseling Room	150	2	300	
	<b>Subtotal Net Area</b>			<b>720</b>	
<b>412.00</b>	<b>Dental</b>				
412.01	Dental Exam and X-Ray	500	1	500	install 2 chairs, space for 2 future chair
412.02	Compressor Room	50	1	50	
412.03	Dental Office	150	1	150	
412.04	Dental Lab	100	1	100	
	<b>Subtotal Net Area</b>			<b>800</b>	
<b>413.00</b>	<b>Clinic Support</b>				
413.01	Staff Conference/Break Room	300	1	300	
413.02	Staff Toilet	60	2	120	adjacent to break room
413.03	Storage	120	1	120	
413.04	Janitor	60	1	60	
413.05	Sallyport	100	1	100	
413.06	Gas Storage	35	1	35	Outside wall
413.07	Equipment alcove	50	1	50	
	<b>Subtotal Net Area</b>			<b>785</b>	
<b>420.00</b>	<b>Short Term Infirmary</b>				
420.01	Clean Room	80	1	80	
420.02	Dirty Room	100	1	100	Washer & Dryer
420.03	Isolation Cell	100	2	200	Medical bed wall
420.04	Ante Room	100	1	100	Sink, Shower
420.05	Infirmary Cell	100	4	400	Medical bed wall
420.06	Mental Health Cell	100	2	200	Suicide resistant -low bunk, floor toilet
420.07	Inmate Shower	100	1	100	Adjacent to Dayroom and cells
420.08	Video Visitation/Tele-medicine	80	1	80	
420.09	Pantry	50	1	50	behind nurse station alcove
	<b>Subtotal Net Area</b>			<b>1,310</b>	
<b>430.00</b>	<b>Clinical Services Building Support</b>				
430.01	Mechanical	100	1	100	
430.02	Electrical	100	1	100	
430.03	IT Room	100	1	100	
430.04	Security	100	1	100	
	<b>Subtotal Net Area</b>			<b>400</b>	
<b>Total Clinical Services</b>				<b>7,695</b>	<b>NSF</b>

<b>FOOD SERVICE &amp; LAUNDRY</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>460.00</b>	<b>Food Service</b>				
460.01	Inmate Dining	4,480	1	4,480	256 capacity, fixed tables, leave room for 1 additional
460.02	Staff Dining	120	1	120	Food Pick-up line
460.03	Dishwashing	600	1	600	
460.04	Kitchen	4,000	1	4,000	
460.05	Staff Office	140	1	140	
460.06	Staff Toilet	60	1	60	
460.07	Inmate Toilet	60	1	60	
460.08	Dry Storage	1,300	1	1,300	
460.09	Cooler/Freezer	1,250	1	1,250	
	<b>Subtotal Net Area</b>			<b>12,010</b>	
<b>461.00</b>	<b>Laundry</b>				
461.01	Laundry Room	1,800	1	1,800	Near CSI, sized for facility only
461.02	Cart Storage / Sorting	500	1	500	
461.03	Clothing Storage	400	1	400	
461.04	Chemical Storage	120	1	120	
461.05	Laundry Office	120	1	120	
461.06	Staff Toilet	60	1	60	
461.07	Inmate Toilet	60	1	60	
461.08	Mending Room	150	1	150	
461.09	Water Re-use	100	1	100	
	<b>Subtotal Net Area</b>			<b>3,310</b>	
<b>462.00</b>	<b>Food Service &amp; Laundry Building Support</b>				
462.01	Mechanical	500	1	500	
462.02	Electrical	100	1	100	
462.03	Telecom	100	1	100	
462.04	Security	100	1	100	
462.05	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>850</b>	
<b>Total Food Service &amp; Laundry</b>				<b>16,170</b>	<b>NSF</b>

EDUCATION					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>531.00</b>	<b>Academic Education</b>				
531.01	Academic Classroom (30 students)	1,000	6	6,000	with lockable storage cabinets
531.02	Inmate Toilet	60	6	360	Off Classroom
	<b>Subtotal Net Area</b>			<b>6,360</b>	
<b>533.00</b>	<b>Education Administration</b>				
533.01	Staff Toilet	60	2	120	
533.02	Work Area	400	1	400	
533.03	Work Room	120	1	120	
533.03	Storage	200	1	200	
533.04	Conference Room	350	1	350	
533.05	Interview Room	80	2	160	
534.06	Break Room	250	1	250	
	<b>Subtotal Net Area</b>			<b>1,600</b>	
<b>540.00</b>	<b>Programs / Religious</b>				
540.05	Multi-Purpose	300	4	1,200	
540.06	Inmate Toilet	60	2	120	Adjacent to 2 MP rooms
540.07	Multi-Purpose / Religious Services	800	1	800	Acoustics for music
540.08	Inmate Toilet / Ablution Room	80	1	80	Adj. MP room
540.09	Religious Services Storage	250	1	250	
540.10	Chaplain's Office	120	2	240	
540.07	Open Office Area	100	4	400	
540.08	Work Area	80	1	80	
540.09	Janitor	50	1	50	
540.10	Multi-purpose Storage	80	2	160	
540.11	Interview Room	80	4	320	
	<b>Subtotal Net Area</b>			<b>3,700</b>	
<b>560.00</b>	<b>Library</b>				
560.01	Leisure Library/Media	300	1	300	
560.02	Library Work Room	120	1	120	
560.03	Librarian Office	120	1	120	
560.04	Storage	100	1	100	
560.05	Law Library	200	1	200	computerized?
	<b>Subtotal Net Area</b>			<b>840</b>	
<b>532.00</b>	<b>Vocational Education</b>				
532.01	Vocational Lab (15 Students)	1,500	2	3,000	Professional
532.02	Vocational Lab (15 Students)	2,200	6	13,200	Trades
532.03	Breakout Classroom	500	2	1,000	Shared between 4 labs
532.04	Inmate Toilet	400	2	800	for 150
532.05	Staff Toilet	60	2	120	
532.05	Lab Storage	150	9	1,350	Tool storage within this area
	<b>Subtotal Net Area</b>			<b>19,470</b>	
<b>534.00</b>	<b>Education Building Support</b>				
534.01	Mechanical	300	1	300	
534.02	Electrical	150	1	150	
534.03	IT Room	100	1	100	
534.04	Security	100	1	100	
534.05	Officer Station	60	1	60	podium
534.06	Clean Processing	100	1	100	with metal detector
534.07	Search Room	50	1	50	
534.08	Janitor's Closet	50	1	50	
	<b>Subtotal Net Area</b>			<b>910</b>	
<b>570.00</b>	<b>Cornhusker State Industries (CSI)</b>				
570.01	Industrial Space	8,500	1	8,500	Access to Yard, Pad to grow->30ks
570.01	Tool Storage	120	1	120	
570.02	CSI Office	120	2	240	
570.03	Staff Toilet	60	2	120	
570.04	Inmate Education / Break Area	500	1	500	
570.05	Inmate Toilet	500	1	500	
	<b>Subtotal Net Area</b>			<b>9,980</b>	

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>572.00</b>	<b>CSI Building Support</b>				
572.01	Mechanical	300	1	300	
572.02	Electrical	150	1	150	
572.03	IT Room	100	1	100	
572.04	Security	100	1	100	
572.05	Janitor's Closet	50	1	50	
	<b>Subtotal Net Area</b>			<b>700</b>	
<b>Total Education</b>				<b>43,560 NSF</b>	

Recreation / Multi-Purpose					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>540.00</b>	<b>Recreation</b>				
540.01	Wellness Room	8,000	1	8,000	w/ b-ball hoops, incl. exercise area
540.02	Hobby / Arts & Crafts	600	1	600	with lockable storage cabinets
540.03	Arts and Crafts Storage	80	1	80	
540.04	Inmate Toilet	360	1	360	4 ea. Toilet, Urinal, Lavs
540.05	Recreation Office	120	2	240	
540.06	Recreation Storage	250	1	250	
540.07	Staff Toilet	60	2	120	
540.08	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>9,700</b>	
<b>563.00</b>	<b>Programs Building Support</b>				
563.01	Officer Station	40	1	40	
563.02	Mechanical	200	1	200	
563.03	Electrical	100	1	100	
563.04	Security	100	1	100	
563.05	IT Room	100	1	100	
	<b>Subtotal Net Area</b>			<b>540</b>	
<b>Total Recreation / Multi-Purpose</b>				<b>10,240</b>	<b>NSF</b>



<b>MAXIMUM SECURITY HOUSING (1X)</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>640.00</b>	<b>Maximum Security Housing Unit</b>				<b>Custody Level 1X</b>
640.01	Cells	90	120	10,800	40 single occupancy, 80 double occ.
640.02	Showers	30	20	600	10 showers per dayroom, Lockable
640.03	Dayroom	35	240	8,400	
640.04	Officer Station Control	80	2	160	
640.05	Video Visitation	20	8	160	
640.06	Janitor	25	2	50	
640.07	Case Manager Office	120	2	240	
640.08	Multipurpose Room	200	2	400	8 Capacity
	<b>Subtotal Net Area</b>			<b>20,810</b>	
<b>640.00</b>	<b>Maximum Security Housing Unit Shared Spaces</b>				
640.01	Sally Port Vestibule	150	2	300	
640.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
640.03	Outdoor Storage Room	30	1	30	Off Recreation Yard
640.04	Housing Storage Room	100	1	100	
640.05	Inmate PropertyStorage	100	1	100	
640.06	Staging Alcove	100	1	100	
640.07	Interview Room	100	2	200	
640.08	Medical Exam	120	1	120	
640.09	Holding Room	80	1	80	dry cell, incl. washdown
640.10	Armory	200	1	200	
640.11	Unit Management Open Office	192	1	192	
640.12	Office	120	1	120	
640.13	Break Room	200	1	200	6 Capacity
640.14	Multipurpose Room	400	2	800	20 Capacity
640.15	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
640.16	Staff Toilet	60	2	120	
640.17	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>3,722</b>	
<b>642.00</b>	<b>Maximum Security Housing Unit Support Spaces</b>				
642.01	Security	220	1	220	
642.02	Mechanical	4,500	1	4,500	
642.03	Electrical	300	1	300	
642.04	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>5,140</b>	
	<b>Subtotal Per Housing Unit</b>			<b>29,672</b>	200 beds
	Number of Housing Units			<b>2</b>	
<b>Total Maximum Security Housing</b>				<b>59,344</b>	<b>400 beds</b>

<b>MEDIUM SECURITY HOUSING (2X)</b>					
<b>Space Number</b>	<b>Space</b>	<b>Space Std.</b>	<b>Qty.</b>	<b>Total NSF</b>	<b>Comments</b>
<b>620.00</b>	<b>Medium Security Housing Unit</b>				<b>Custody Level 2X</b>
620.01	Cells	90	128	11,520	
620.02	Showers	30	22	660	11 showers per dayroom
620.03	Dayroom	35	256	8,960	
620.04	Officer Station Control	80	2	160	Direct Supervision
620.05	Video Visitation	20	8	160	
620.06	Janitor	25	2	50	
620.07	Case Manager Office	120	2	240	
620.08	Multipurpose Room	200	2	400	8 Capacity
	<b>Subtotal Net Area</b>			<b>22,150</b>	
<b>621.00</b>	<b>Medium Security Housing Unit Shared Spaces</b>				
621.01	Sally Port Vestibule	150	2	300	
621.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
621.03	Outdoor Storage Room	30	1	30	Off Recreation Yard
621.04	Housing Storage Room	100	1	100	
621.05	Inmate Property Storage	100	1	100	
621.06	Staging Alcove	100	1	100	
621.07	Interview Room	100	2	200	
621.08	Unit Management Open Office	192	1	192	
621.09	Office	120	1	120	
621.10	Break Room	200	1	200	6 Capacity
621.11	Multipurpose Room	400	2	800	20 Capacity
621.12	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
621.13	Staff Toilet	60	2	120	
621.14	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>3,322</b>	
<b>622.00</b>	<b>Medium Security Housing Unit Support Spaces</b>				
622.01	Security	220	1	220	
622.02	Mechanical	4,500	1	4,500	
622.03	Electrical	300	1	300	
622.04	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>5,140</b>	
	<b>Subtotal Per Housing Unit</b>			<b>30,612</b>	256 beds
	<b>Number of Housing Units</b>			<b>2</b>	
<b>Total Medium Security Housing</b>				<b>61,224</b>	<b>512 beds</b>

FACILITY SERVICES					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>710.00</b>	<b>Warehouse (Outside)</b>				
710.01	High Bay Storage	7,800	1	7,800	
710.02	Package Processing	400	1	400	security screening eqpmt
710.03	Commissary Storage	500	1	500	part of high bay storage
710.04	Office	120	2	240	
710.05	Open Office Area	60	4	240	open office stations
710.06	Staff Break Area	160	1	160	
710.07	Staff Toilet	60	2	120	
710.08	Inmate Toilet	60	2	120	
710.09	Inmate Break Area	160	1	160	
710.10	Secure Storage	250	1	250	
710.11	Cooler	1,000	1	1,000	
710.12	Freezer	2,000	1	2,000	
710.13	Forklift Charging Station	100	2	200	
710.14	Grounds Equipment	2,000	1	2,000	
710.15	Recycling	600	1	600	
	<b>Subtotal Net Area</b>			<b>15,790</b>	
<b>720.00</b>	<b>Maintenance (Inside)</b>				
720.01	Office	160	1	160	2 stations
720.02	Open Office Area	60	4	240	open office stations
720.03	Files/Work Room	80	1	80	
720.04	Conference/M.P. Room	300	1	300	with small kitchenette/break counter
720.05	Shop Offices	100	5	500	
720.06	Plumbing	1,000	1	1,000	
720.07	Electrical	800	1	800	
720.08	Carpentry	1,500	1	1,500	
720.09	Electronics	500	1	500	
720.10	HVAC	800	1	800	
720.11	General Storage	500	1	500	
720.12	Secure Tool Storage	200	1	200	incl. secure cage
720.13	Janitor	50	1	50	
720.14	Staff Toilet	60	2	120	
720.14	Inmate Break	180	1	180	
720.15	Inmate Toilet	60	2	120	
	<b>Subtotal Net Area</b>			<b>7,050</b>	
<b>730.00</b>	<b>Warehouse/Maintenance Building Support</b>				
730.01	Mechanical	200	1	200	
730.02	Electrical	160	1	160	
730.03	IT Room	60	1	60	
730.04	Security	60	1	60	
730.05	Janitor	50	1	50	
	<b>Subtotal Net Area</b>			<b>530</b>	
<b>740.00</b>	<b>VSP Gatehouse</b>				
740.01	Work Area	150	1	150	
740.02	Staff Toilet	60	1	60	
740.03	Storage/JC	60	1	60	
740.04	Utility	60	1	60	
740.05	Grounds Storage	60	1	60	
	<b>Subtotal Net Area</b>			<b>390</b>	
<b>750.00</b>	<b>Central Energy Plant</b>				
750.01	Mechanical	7,000	1	7,000	outside space for chillers
750.02	Electrical	1,500	1	1,500	outside space for generators
750.03	IT Room	60	1	60	
750.04	Security	60	1	60	
	<b>Subtotal Net Area</b>			<b>8,620</b>	
<b>Total Facility Services</b>				<b>32,380</b>	<b>NSF</b>

MINIMUM SECURITY HOUSING					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>650.00</b>	<b>Minimum Security Housing Unit</b>				<b>Custody Level 3X</b>
650.01	2-Bed Rooms	66	24	1,584	48 beds, dbl bunk
650.02	4-Bed Rooms	132	12	1,584	48 beds, dbl bunk
650.03	Open Dormitory Sleeping	33	104	3,432	4x26 beds
650.04	Inmate Restroom & Shower	400	6	2,400	4 showers, lavs, toilets in each
650.05	Dayroom	35	200	7,000	loose furnishings, IT kiosk
650.06	Laundry	300	1	300	6 Washers, 6 Dryers
650.07	Janitor	60	1	60	
650.08	Sergeant's Office	200	1	200	incl. computer stations for floor officers
650.09	Staff Toilet	60	2	120	
650.10	Entry Vestibule	150	1	150	
650.11	Storage	100	1	100	
650.12	Office	120	4	480	Unit Manager, Support staff, Case Manager (2)
	<b>Subtotal Net Area</b>			<b>17,410</b>	
<b>651.00</b>	<b>Minimum Security Housing Unit Support Spaces</b>				
651.01	Electrical Room	300	1	300	
651.02	Mechanical Room	1,000	1	1,000	
651.03	Security Equipment Room	100	1	100	
651.04	Telecom	100	1	100	
	<b>Subtotal Net Area</b>			<b>1,500</b>	
	<b>Subtotal Per Housing Unit</b>			<b>18,910</b>	200 beds
	Number of Housing Units			<b>3</b>	
<b>Total Minimum Security Housing</b>				<b>56,730</b>	<b>600 beds</b>

ADMINISTRATION & SUPPORT					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>242.00</b>	<b>Administration</b>				
242.01	Office	120	2	240	
242.02	Conference	350	1	350	
242.03	Associate Warden	150	1	150	
242.04	Open Office	60	8	480	
242.05	Security Observation	140	1	140	
242.06	Files	100	1	100	
242.07	Staff Toilet	60	2	120	
242.08	Exam Room	160	1	160	
242.09	Nurse Office	140	1	140	
242.10	Janitor	40	1	40	
242.11	Break Room	300	1	300	12 Capacity
242.12	Intake	300	1	300	Intake and work crew clean functions
242.13	Intake Inmate Toilet	60	1	60	Intake and work crew clean functions
242.14	Intake Gear & Clothing Issue	240	1	240	Intake and work crew clean functions
242.15	Inmate Search	60	1	60	Intake and work crew clean functions
242.16	Sally Vestibule	120	2	240	Intake and work crew clean functions
242.17	Staff Wellness	300	1	300	
242.18	Mothering Room	80	1	80	Small ref. sink, MW
	<b>Subtotal Net Area</b>			<b>3,500</b>	
<b>260.00</b>	<b>Visiting</b>				
260.01	Contact Visitation	2,025	1	2,025	75% of population visit (450 inmates) 10 sessions of visiting per week 45 inmates per visit session 2 visitors per inmate (90 visitors) Approx. 135 occupancy 15 sf / occupant. Incl. Kids area, staff podium
260.02	Screening	150	1	150	
260.03	Clean Waiting	240	1	240	
260.04	Inmate Toilet	60	2	120	
260.05	Janitor	60	1	60	
260.06	Visitor Toilet	60	4	240	3 in visiting 2 in waiting
260.07	Storage	140	1	140	
260.08	Visitor Waiting / Lobby	450	1	450	30 Capacity, screening station
260.09	Vestibule	120	1	120	
	<b>Subtotal Net Area</b>			<b>3,545</b>	
<b>460.00</b>	<b>Food Service</b>				
460.01	Inmate Dining	3,500	1	3,500	200 Capacity, fixed furniture
460.02	Kitchen	1,400	1	1,400	Re-therm
460.03	Office	160	1	160	incl. secure storage
460.04	Staff Toilet	60	2	120	
460.05	Cooler	200	2	400	
460.06	Freezer	180	1	180	
460.07	Dishwashing	300	1	300	
460.08	Dry Storage	500	1	500	
460.09	Prep	160	1	160	
460.10	Storage	40	1	40	
460.11	Inmate Toilet	60	2	120	
460.12	Janitor	60	1	60	
460.13	Can/Cart Wash	60	1	60	
460.14	Receiving Vestibule	200	1	200	
460.15	Mechanical Room	300	1	300	
460.16	Electrical Room	120	1	120	
460.17	IT Room	60	1	60	
460.18	Security Equipment Room	60	1	60	
	<b>Subtotal Net Area</b>			<b>7,740</b>	

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>531.00</b>	<b>Programs</b>				
531.01	Classroom	1,000	3	3,000	30 Capacity, w/ divider
531.02	Classroom Storage	60	3	180	
531.03	Voc. Ed Classroom	1,000	2	2,000	
531.04	V.E. Storage	100	2	200	
531.05	Office	160	2	320	
531.06	CSI	4,000	1	4,000	Separate Building w/ outside work area
531.07	Library	400	1	400	
531.08	Law Library	240	1	240	
531.09	Programs Office/Work Area	400	1	400	6 cubicles
531.10	Large Counseling / Multipurpose	300	1	300	12 Capacity
531.11	Small Counseling / Multipurpose	150	2	300	4 Capacity
531.12	Counseling Office	160	2	320	Double Occupancy
531.13	Inmate Toilet	60	4	240	
531.14	Staff Toilet	60	2	120	
531.15	Janitor	60	1	60	
	<b>Subtotal Net Area</b>			<b>12,080</b>	
<b>Total Administration &amp; Support</b>				<b>26,865</b>	

RECREATION / MULTI-PURPOSE					
Space Number	Space	Space Std.	Qty.	Total NSF	Comments
<b>540.00</b>	<b>Multi-Purpose / Recreation</b>				<b>In Multi-Purpose Building</b>
540.01	Multi-Purpose / Recreation	6,000	1	6,000	w/ b-ball hoops
540.02	Hobby / Arts and Crafts	600	1	600	with lockable storage cabinets
540.03	Arts and Crafts Storage	80	1	80	
540.04	Inmate Toilet	360	1	360	4 ea. Toilet, Urinal, Lavs
540.05	Rec. Storage	120	1	120	
540.06	Staff Toilet	60	2	120	
540.07	Storage	100	1	100	
540.08	Office	200	1	200	Double Occupancy
540.09	Janitor	60	1	60	
540.10	Mechanical	300	1	300	
540.11	Electrical	200	1	200	
540.12	Security Electronics	120	1	120	
540.13	IT Room	120	1	120	
	<b>Subtotal Net Area</b>			<b>8,380</b>	
<b>Total Multi-Purpose / Recreation Building</b>				<b>8,380</b>	

*APPENDIX B*  
*Construction Cost Estimate*

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PARAMETRIC CONSTRUCTION COST ESTIMATE				
#	Component	Gross SF	\$/GSF	Cost
<b>200</b>	<b>OUTSIDE ADMINISTRATION</b>			
200	Public Access to Visiting	2,114	\$ 300	\$ 634,200
220	Warden	2,100	\$ 300	\$ 630,000
221	Business Office / Human Resources	2,142	\$ 300	\$ 642,600
222	Staff Support	5,292	\$ 300	\$ 1,587,600
223	Armory	1,215	\$ 400	\$ 486,000
224	Inmate Records	2,030	\$ 300	\$ 609,000
225	Administration Building Support	1,526	\$ 240	\$ 366,240
	<b>Total Outside Administration</b>	<b>16,419</b>	<b>\$ 302</b>	<b>\$ 4,955,640</b>
<b>240</b>	<b>INSIDE ADMINISTRATION &amp; OPERATIONS</b>			
240	Institutional Operations	1,204	\$ 300	\$ 361,200
241	Control	1,695	\$ 700	\$ 1,186,500
242	Inside Administration	2,870	\$ 300	\$ 861,000
243	Inside Admin & Ops Building Support	640	\$ 240	\$ 153,600
	<b>Total Inside Administration &amp; Operations</b>	<b>6,409</b>	<b>\$ 400</b>	<b>\$ 2,562,300</b>
<b>260</b>	<b>VISITING &amp; HEARING SERVICES</b>			
260	Visiting	6,221	\$ 300	\$ 1,866,150
261	Offices	980	\$ 300	\$ 294,000
262	Visiting & Hearings Building Support	938	\$ 240	\$ 225,120
	<b>Total Visiting &amp; Hearing Services</b>	<b>8,139</b>	<b>\$ 293</b>	<b>\$ 2,385,270</b>
<b>300</b>	<b>INTAKE</b>			
300	Intake	3,312	\$ 400	\$ 1,324,800
	<b>Total Intake</b>	<b>3,312</b>	<b>\$ 400</b>	<b>\$ 1,324,800</b>
<b>410</b>	<b>CLINICAL SERVICES</b>			
410	Medical	5,888	\$ 340	\$ 2,001,920
411	Mental Health	1,080	\$ 325	\$ 351,000
412	Dental	1,200	\$ 325	\$ 390,000
413	Clinic Support	1,256	\$ 300	\$ 376,800
420	Short Term Infirmary	2,096	\$ 400	\$ 838,400
430	Clinical Services Building Support	560	\$ 240	\$ 134,400
	<b>Total Clinical Services</b>	<b>12,080</b>	<b>\$ 339</b>	<b>\$ 4,092,520</b>
<b>460</b>	<b>FOOD SERVICE &amp; LAUNDRY</b>			
460	Food Service	15,013	\$ 300	\$ 4,503,750
461	Laundry	4,303	\$ 300	\$ 1,290,900
462	Food Service & Laundry Building Support	1,105	\$ 240	\$ 265,200
	<b>Total Food Service &amp; Laundry</b>	<b>20,421</b>	<b>\$ 297</b>	<b>\$ 6,059,850</b>
<b>500</b>	<b>EDUCATION</b>			
531	Academic Education	8,586	\$ 280	\$ 2,404,080
533	Education Administration	2,240	\$ 300	\$ 672,000
540	Programs / Religious	5,180	\$ 280	\$ 1,450,400
560	Library	1,092	\$ 280	\$ 305,760
532	Vocational Education	25,311	\$ 280	\$ 7,087,080
534	Education Building Support	1,274	\$ 240	\$ 305,760
570	Cornhusker State Industries (CSI)	11,976	\$ 200	\$ 2,395,200
572	CSI Building Support	840	\$ 200	\$ 168,000
	<b>Total Education</b>	<b>56,499</b>	<b>\$ 262</b>	<b>\$ 14,788,280</b>

<b>PARAMETRIC CONSTRUCTION COST ESTIMATE</b>				
#	Component	Gross SF	\$/GSF	Cost
<b>540</b>	<b>RECREATION / MULTI-PURPOSE</b>			
540	Recreation	13,095	\$ 280	\$ 3,666,600
563	Programs Building Support	756	\$ 240	\$ 181,440
	<b>Total Recreation / Multi-Purpose</b>	<b>13,851</b>	<b>\$ 278</b>	<b>\$ 3,848,040</b>
<b>600</b>	<b>HOUSING</b>			
620	Medium Security Housing Unit	97,958	\$ 380	\$ 37,224,192
640	Maximum Security Housing Unit	94,950	\$ 415	\$ 39,404,416
	<b>Total Housing</b>	<b>192,909</b>	<b>\$ 397</b>	<b>\$ 76,628,608</b>
<b>700</b>	<b>FACILITY SERVICES</b>			
710	Warehouse (Outside)	18,948	\$ 180	\$ 3,410,640
720	Maintenance (Inside)	9,165	\$ 200	\$ 1,833,000
730	Warehouse/Maintenance Building Support	689	\$ 180	\$ 124,020
740	VSP Gatehouse	585	\$ 300	\$ 175,500
750	Central Plant	10,344	\$ 320	\$ 3,310,080
	<b>Total Facility Services</b>	<b>39,731</b>	<b>\$ 223</b>	<b>\$ 8,853,240</b>
	<b>MAIN FACILITY BUILDING SQUARE FOOTAGE</b>	<b>369,769</b>	<b>\$ 339</b>	<b>\$ 125,498,548</b>
<b>MINIMUM FACILITY PROGRAM SUMMARY</b>				
#	Component	Gross SF	\$/GSF	Cost
	<b>ADMINISTRATION &amp; SUPPORT</b>			
242	Administration	5,075	\$ 300	\$ 1,522,500
260	Visiting	4,963	\$ 280	\$ 1,389,640
460	Food Service	10,836	\$ 300	\$ 3,250,800
531	Programs	16,912	\$ 280	\$ 4,735,360
540	Multi-Purpose / Recreation	11,313	\$ 280	\$ 3,167,640
	<b>Total Administration &amp; Support</b>	<b>49,099</b>	<b>\$ 286</b>	<b>\$ 14,065,940</b>
<b>650</b>	<b>HOUSING</b>			
650	Minimum Security Housing Unit	85,095	\$ 300	\$ 25,528,500
	<b>Total Housing</b>	<b>85,095</b>	<b>\$ 300</b>	<b>\$ 25,528,500</b>
	<b>MINIMUM FACILITY BUILDING SQUARE FOOTAGE</b>	<b>134,194</b>	<b>\$ 295</b>	<b>39,594,440</b>
	<b>TOTAL FACILITY</b>	<b>503,963</b>	<b>\$ 328</b>	<b>165,092,988</b>

*APPENDIX C*  
*Staffing Model*

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The following potential staffing model for the proposed facility was developed based on the Non-Custody Staffing Model prepared by Dewberry in 2019, and the Custody Staffing Model prepared by NDCS in collaboration with the National Institute of Corrections (NIC) in 2016.

**Non-Custody Staff:**

New 1,512 Prison		Shift/Post							Additional FTE Cost Request		
Department	Position	Day	1st	2nd	3rd	Relief	FTE Total	Prog. Stmt Request	Starting Salary	Benefits	Total
Prison Admin	Corrections Warden	1				1.0	1	1	120,001	135%	\$ 162,001
Prison Admin	Deputy Warden	1				1.0	1	1	63,925	135%	\$ 86,299
Prison Admin	Corrections Assistant Warden II	2				1.00	2	2	59,463	135%	\$ 160,550
Prison Admin	Secretary/Administrative Assistant	3				1.00	3	3	34,131	135%	\$ 138,231
Prison Admin	Administrative Assistant I/II	1				1.00	1	1	45,579	135%	\$ 61,532
Prison Admin	Business Manager II	1				1.00	1	1	43,514	135%	\$ 58,744
Prison Admin	Accounting Clerk II	1				1.00	1	1	29,257	135%	\$ 39,497
Prison Admin	Staff Assistant I/II	1				1.00	1	1	35,818	135%	\$ 48,354
Prison Admin	Administrative Assistant III (hearing officer)	1				1.00	1	1	45,579	135%	\$ 61,532
Prison Admin	Administrative Assistant II/III (Interpreter)	1				1.00	1	1	45,579	135%	\$ 61,532
Prison Admin	Administrative Assistant I/II	2				1.00	2	2	39,439	135%	\$ 106,485
Prison Admin	Material / Mail Specialist	2				1.00	2	2	25,790	135%	\$ 69,633
Admin Services	Accounting Clerk I/II (Inmate Accounts)	1				1.00	1	1	29,257	135%	\$ 39,497
Admin Services	Staff Assistant I (purchasing)	1				1.00	1	1	30,992	135%	\$ 41,839
Admin Services	Buyer II	1				1.00	1	1	43,772	135%	\$ 59,092
Human Talent	Personnel Assistant	1				1.00	1	1	31,098	135%	\$ 41,982
Human Talent	Personnel Manager I	1				1.00	1	1	47,530	135%	\$ 64,166
Human Talent	Training Specialist	2				1.00	2	2	40,980	135%	\$ 110,646
Daily Ops	Facility Maintenance Manager I	2				1.00	2	2	46,948	135%	\$ 126,760
Daily Ops	Facility Maintenance Manager II	1				1.00	1	1	54,261	135%	\$ 73,252
Daily Ops	Facility Maintenance Spec	15				1.00	15	15	32,991	135%	\$ 668,068
Daily Ops	Food Service Director II	1				1.00	1	1	48,187	135%	\$ 65,052
Daily Ops	Food Service Manager		1	1		1.74	3	3	36,088	135%	\$ 169,541
Daily Ops	Food Service Specialist		4	4		1.74	14	14	31,747	135%	\$ 596,590
Prison Programs	Librarian / Corrections	1				1.00	1	1	38,124	135%	\$ 51,467
Prison Programs	Recreation Manager	1				1.00	1	1	47,950	135%	\$ 64,733
Prison Programs	Recreation Specialist	6				1.00	6	6	35,458	135%	\$ 287,210
Prison Programs	Religious Coordinator	3				1.00	3	3	42,665	135%	\$ 172,793
Warehouse	Supply Supervisor	1				1.00	1	1	31,075	135%	\$ 41,951
Warehouse	Warehouse Technician	3				1.00	3	3	28,831	135%	\$ 116,766
Warehouse	Correctional Warehouse Operator	1				1.00	1	1	37,875	135%	\$ 51,131
Medical	Physician	1				1.00	1	1	143,751	135%	\$ 194,064
Medical	Physicians Assistant	2				1.00	2	2	71,876	135%	\$ 194,065
Medical	Nursing Director	1				1.00	1	1	72,107	135%	\$ 97,344
Medical	Nursing Associate Director	1				1.00	1	1	62,400	135%	\$ 84,240
Medical	Nursing Supervisor	1				1.00	1	1	58,044	135%	\$ 78,359
Medical	Registered Nurse - SC / Clinic		2	2		1.74	7	7	52,025	135%	\$ 488,827
Medical	Licensed Practical Nurse		2	2		1.74	7	7	37,440	135%	\$ 351,786
Medical	Staff Care Technician II		2	2		1.74	7	7	30,091	135%	\$ 282,735
Medical	Medical Records Clerk	2				1.00	2	2	23,207	135%	\$ 62,659
Medical	Secretary II	1				1.00	1	1	26,017	135%	\$ 35,123
Medical	Word Processing Specialist II (Med)	1				1.00	1	1	25,035	135%	\$ 33,797
Medical	Dentist	1				1.00	1	1	86,253	135%	\$ 116,442
Medical	Dental Assistant	2				1.00	2	2	26,360	135%	\$ 71,172
Medical	Dental Hygienist	1				1.00	1	1	40,000	135%	\$ 54,000



**Custody Staff:**

	Shift/Post					FTE Total	Prog. Stmt. Request	Additional FTE Request		
	Day	1st	2nd	3rd	Relief			Starting Salary	Benefits	Total
<b>1,512 Bed Multi-Custody Prison</b>										
Major - Security Administrator	1				1.25	1.25	1.25	55,313	135%	\$ 93,341
Captain - Admin	1				1.25	1.25	1.25	51,451	135%	\$ 86,824
Captain - Intel	1				1.25	1.25	1.25	51,451	135%	\$ 86,824
Captain - Ops	1				1.25	1.25	1.25	51,451	135%	\$ 86,824
Lieutenant - Shift Supervisor		1	1	1	2.00	6.00	6.00	47,857	135%	\$ 387,642
Sergeant - Shift		1	1	1	1.74	5.22	5.22	49,920	135%	\$ 351,786
Sergeant - Armory/Key	1				1.00	1.00	1.00	49,920	135%	\$ 67,392
Sergeant - Tool	1				1.00	1.00	1.00	49,920	135%	\$ 67,392
Sergeant - Intel/Mailroom	1				1.00	1.00	1.00	49,920	135%	\$ 67,392
Sergeant - Prin. Hearing	1				1.25	1.25	1.25	49,920	135%	\$ 84,240
Sergeant - Industries	1				1.25	1.25	1.25	49,920	135%	\$ 84,240
Sergeant - Food Service	1				1.25	1.25	1.25	49,920	135%	\$ 84,240
Corporal - Kitchen		2	2		1.74	6.96	6.96	41,600	135%	\$ 390,874
Corporal - Programs		4	4		1.74	13.92	13.92	41,600	135%	\$ 781,747
Corporal - Recreation		2	2		1.74	6.96	6.96	41,600	135%	\$ 390,874
Corporal - Clinic		1	1		1.74	3.48	3.48	41,600	135%	\$ 195,437
Corporal - Visit			4		1.25	5.00	5.00	41,600	135%	\$ 280,800
Corporal - Disciplinary	1				1.25	1.25	1.25	41,600	135%	\$ 70,200
Corporal - Intel	2				1.25	2.50	2.50	41,600	135%	\$ 140,400
Corporal - Property		2	0		1.25	2.50	2.50	41,600	135%	\$ 140,400
Corporal - Industries	1				1.25	1.25	1.25	41,600	135%	\$ 70,200
Corporal - Movement/Escorts		8	8	4	1.74	34.80	34.80	41,600	135%	\$1,954,368
Corporal - Travel Order (2:400 beds)	8				1.25	10.00	10.00	41,600	135%	\$ 561,600
Corporal - Central Control		3	3	2	1.74	13.92	13.92	41,600	135%	\$ 781,747
Corporal - Video Monitoring		1	1		1.25	2.50	2.50	41,600	135%	\$ 140,400
Corporal - Front Entrance		1	1		1.74	3.48	3.48	41,600	135%	\$ 195,437
<b>Unit Management</b>										
Unit Administrator	2				1.00	2.00	2.00	47,857	135%	\$ 129,214
Unit Manger	7				1.00	7.00	7.00	44,524	135%	\$ 420,752
Case Manger	20				1.00	20.00	20.00	41,419	135%	\$1,118,313
Administrative Assistant I	1				1.00	1.00	1.00	32,991	135%	\$ 44,538
<b>400 Beds - Maximum Custody Units (3)</b>										
Sergeant - Unit (2 units)		2	2	0	1.74	6.96	6.96	49,920	135%	\$ 469,048
Corporal - Control (2 units)		4	4	2	1.74	17.40	17.40	41,600	135%	\$ 977,184
Corporal - Floor (2 units)		6	6	4	1.74	27.84	27.84	41,600	135%	\$1,563,494
<b>512 Beds - Medium Custody Units (4)</b>										
Sergeant - Unit (2 units)			2		1.74	3.48	3.48	49,920	135%	\$ 234,524
Corporal - Control (2 units)		2	2		1.74	6.96	6.96	41,600	135%	\$ 390,874
Corporal - Floor (2 units)		4	4	4	1.74	20.88	20.88	41,600	135%	\$1,172,621

	Shift/Post				Relief	FTE Total	Prog. Stmt. Request	Additional FTE Request		
	Day	1st	2nd	3rd				Starting Salary	Benefits	Total
<b>600 Bed Minimum Custody Facility</b>										
Sergeant - Shift		1	1	1	1.74	5.22	5.22	49,920	135%	\$ 351,786
Sergeant - P. Hearing/Intel/Video	1				1.25	1.25	1.25	49,920	135%	\$ 84,240
Corporal - Programs		2	2		1.25	5.00	5.00	41,600	135%	\$ 280,800
Corporal - Visit			2		1.25	2.50	2.50	41,600	135%	\$ 140,400
Corporal - Property	1				1.00	1.00	1.00	41,600	135%	\$ 56,160
Corporal - Movement/Escorts		4	4	2	1.74	17.40	17.40	41,600	135%	\$ 977,184
Corporal - Central Control		1	1	1	1.74	5.22	5.22	41,600	135%	\$ 293,155
<b>Minimum Custody Units (3)</b>										
Sergeant - Building	3				1.00	3.00	3.00	49,920	135%	\$ 202,176
Corporal - Floor		6	6	6	1.74	31.32	31.32	41,600	135%	\$1,758,931
					<b>Total Custody</b>		<b>316.92</b>		<b>\$</b>	<b>18,308,013</b>



*APPENDIX D*  
*Inmate Population Forecast and Analysis*

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Forecast from the 2014 Master Plan: (the summary information below was prepared by Dewberry) The population in any system results from a combination of new admissions and time spent in the system, often called Length of Stay (for individuals) or Average Length of Stay (for groups). Although a population forecast was completed in 2006 (accounting for both Natural and Accelerated Growth scenarios) and ongoing annual updates were provided, the consultant team determined that an additional Master Plan (published in 2014) would be beneficial in order to validate which of several trajectories was more likely.

This new forecast was generated based on NDCS admissions, with length of stay applied to determine Average Daily Population (ADP). The new forecasting approach incorporated the historical increase in admissions, as well as changes in the average length of stay.

**Table 1-1: Average Length of Stay for various Admissions: 2000-2006 | 2007-2013 | 2014-2020**

Admission Group	Release Years							
	CY2000 - CY2006		CY2007 - CY2013			CY2014 - CY2020		
	N	ATTR	N	ATTR	% Change in ATTR	N	ATTR	% Change in ATTR
Adult Male Standard Admission	10,351	1.739	12,612	1.68	-3.39%	12,290	1.982	17.98%
Adult Female Standard Admission	1,595	1.178	2,078	1.155	-1.95%	2,141	1.174	1.65%
Admitted as a Juvenile (19 or younger)	882	2.14	854	2.254	5.33%	492	3.569	58.34%
Safekeeper	889	0.108	1,047	0.159	47.22%	931	0.259	62.89%
90 day evaluator	517	0.112	331	0.178	59%	154	0.266	49.44%

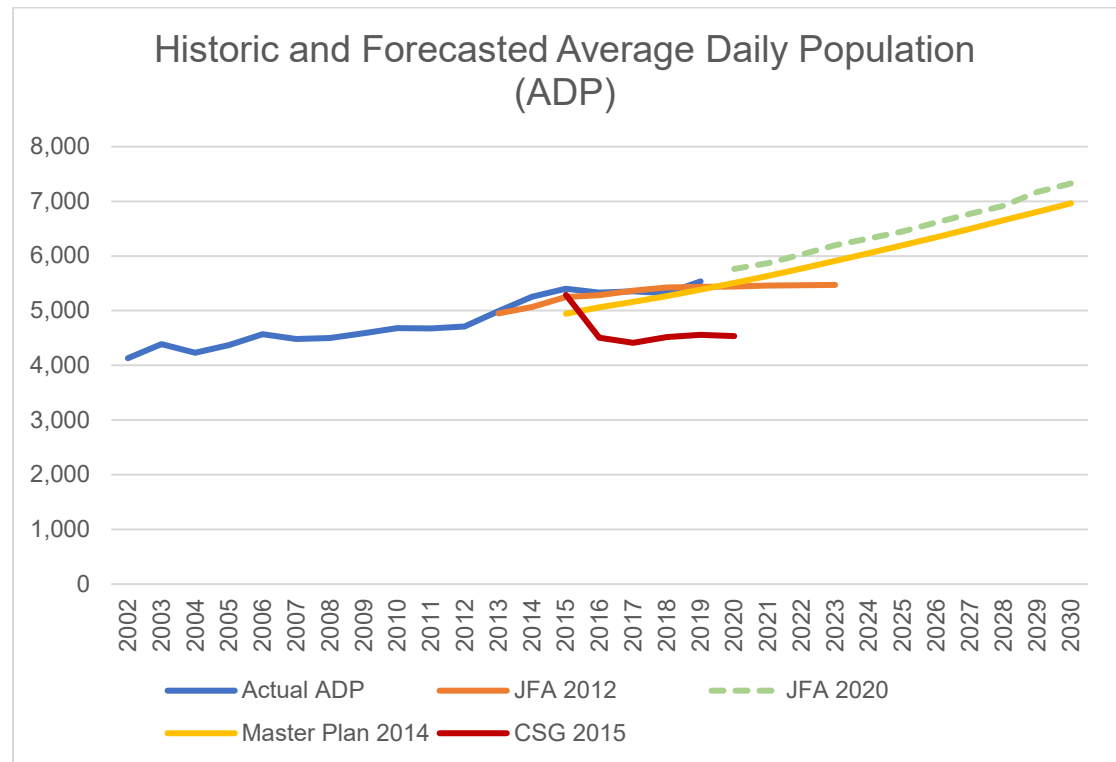
\*Average time to release (ATTR) is calculated from initial admission to the first institutional release

Separate forecasts were completed by population grouping, for standard admission males, non-standard admission males (safekeepers and 90-day evaluators), females, and male youth.

The projection produced in the Dewberry 2014 Master Plan, as well as projections resulting from the 2012 JFA Forecast Model and the 2020 JFA Forecast Model, are combined and presented in Figure 1-2, below.

In this graph, the historic ADP is depicted as a blue line that extends from 2002 to 2019. The 2014 Master Plan model includes projections through 2032 (the orange line). The 2012 JFA Forecast, depicted by the red line, includes a projection through 2023. Finally, the 2020 JFA Forecast Model (the dashed green line) shows the projected increase in population to 2030.

**Figure 1-2: Actual and Projected ADP, 2002-2030**



The graph above shows a high degree of congruence across all the projections. Both the JFA 2020 and the 2014 Master Plan projections align closely through the end of 2030. There appears to be some departure between the two projections starting around 2021, where the projected ADP from the 2014 Master Plan model increases at a faster rate. The 2020 JFA Forecast Model projects a higher initial ADP than the 2014 Master Plan model, but the rate of growth for the 2014 Master Plan model and the 2020 JFA Forecast model is nearly identical.

The Council of State Government (CSG) Justice Reinvestment Initiative, and subsequent legislative action LB605, included predictions of a substantial drop in the Nebraska prison population. Despite improvements in the parole and probation systems, and increased numbers of inmates releasing with community supervision, the prison population did not drop as forecast by CSG.

Figure 1-2 illustrates several important conclusions regarding future estimated bedspace demand. Though the 2012 JFA Forecast Model shows a leveling out, the 2014 Master Plan and 2020 JFA Forecast Models indicate that this flattening effect is likely not going to happen.

**Table 1-2: Forecasted Classification Needs 2020 & 2025**

Classification	2020		2025	
	Population	%	Population	%
1X (Max)	1,100	21%	1,352	21%
2X (Med)	1,700	32%	2,060	32%
3A/B (Min)	1,600	30%	1,931	30%
4A/B (Community)	900	17%	1,094	17%
<b>Population Total</b>	<b>5,300</b>		<b>6,438</b>	
Statutory Operational Capacity	4,544		5,064	

Since 2001, the State of Nebraska has experienced continuous population growth in the corrections system. This population growth has caused additional stress on a system already experiencing significant crowding. Design capacity was 3,283 in 2015 and has increased to 3,643 currently. On June 30, 2020, the system was operating at 157% of its design capacity, compared to 151% on June 30, 2013. This indicates that facilities, staff and programs are increasingly overtaxed.

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*APPENDIX E*

*AAJ Presentation: "Enlightened Justice: Advancing Treatment"*

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**AAJ CONFERENCE 2018**

**ENLIGHTENED JUSTICE: SUPPORTING ADVANCING TREATMENT**

**Officer and Inmate Wellness  
with Post Occupancy Data**

# Course Description

The facility is built on the central goal to improve inmate rehabilitation and officer wellness shaped by an impassioned discussion about the amount of time a corrections officer spends inside the jail during his/her career. A 25-year officer spends 56,250 hours or six years of his/her life in the facility by the time they retire, in most cases more time than any inmate who passes through. These guiding discussions drove the design goals to include inmate rehabilitation rather than incarceration; design for an enhanced officer and employee wellness experience; and view the building as an asset to the community rather than a liability. As a replacement to the old facility, the team tested buildings which gauged qualities such as air quality, temperature, acoustics, etc. in both the existing and new facility. We will share the direct impact these features have on officer and inmate health.

# Learning Objectives

1. Understand concepts of inmate and officer wellness based on the built environment around them.
2. Review strategies of sustainability and wellness in the Skagit County Community Justice Center.
3. Review Post Occupancy survey information and processes used to gain information from existing and new facilities.
4. Learn how these strategies inform the daily life of staff and officers.





**Charles Wend**  
Jail Commander, Ret.  
Skagit County Jail



**Erica Loynd**  
Architect, DLR Group  
WELL-AP



**Sabrina Ames**  
Programmer, DLR Group  
Emerging Professional





**Owner: Skagit County**

Location: Mount Vernon, WA

**Area: 100,754 GSF**

Housing: **7** Housing Classification  
Pods + **2** Work Release/Crew Dorms

**Beds: 398**

Indirect/Direct Supervision

# of Officers: **63** at opening

Programming: **2012**

Design: **2014 - 2015**

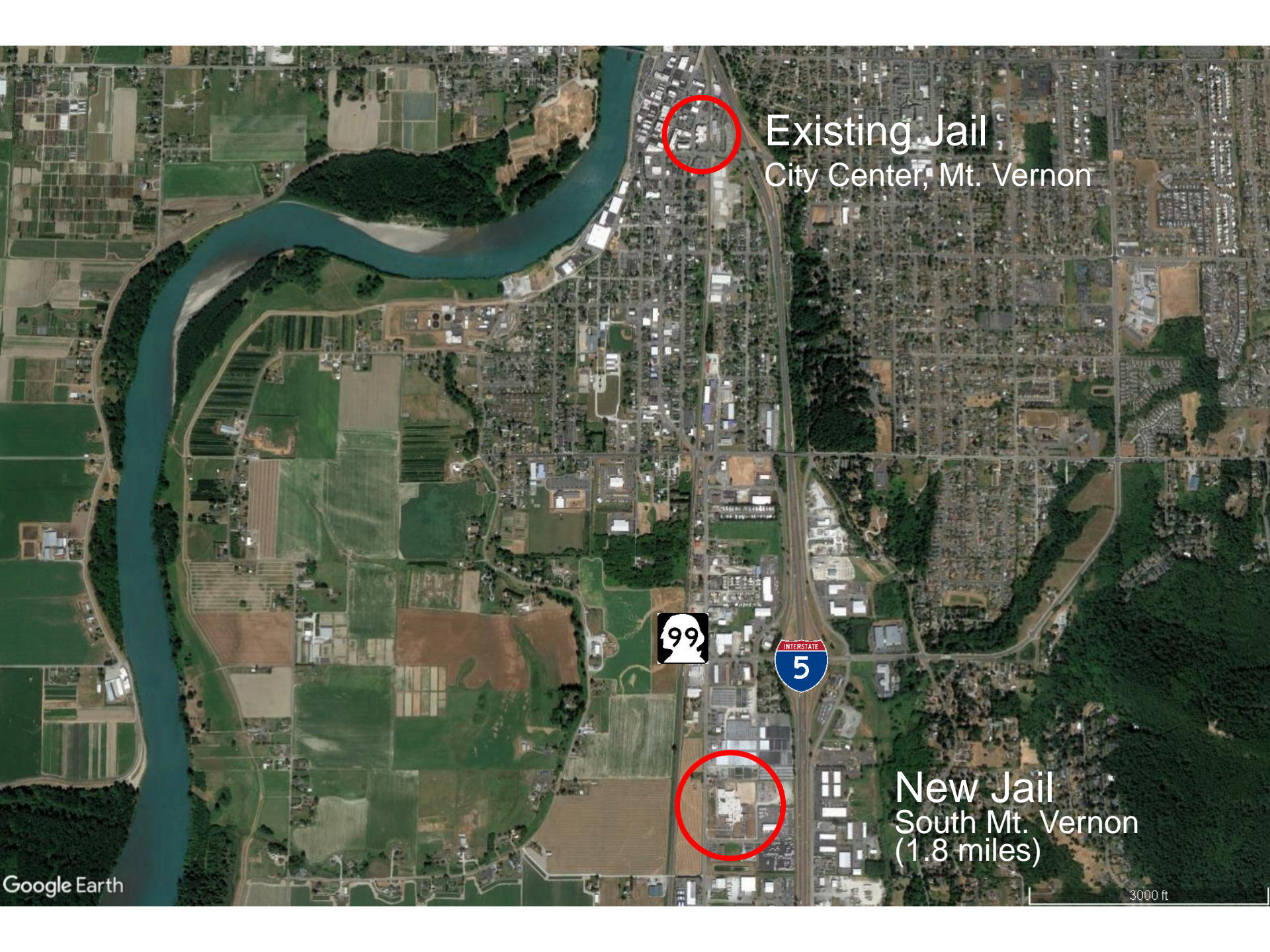
Construction Complete: **March 2017**

Contractor: **Lydig Construction**

Total Construction Budget: **\$42.5M**

Cost / Bed: **\$106,800**





Existing Jail  
City Center, Mt. Vernon



New Jail  
South Mt. Vernon  
(1.8 miles)



**Existing Facility:**

Opened in **1984**

Beds: **83**

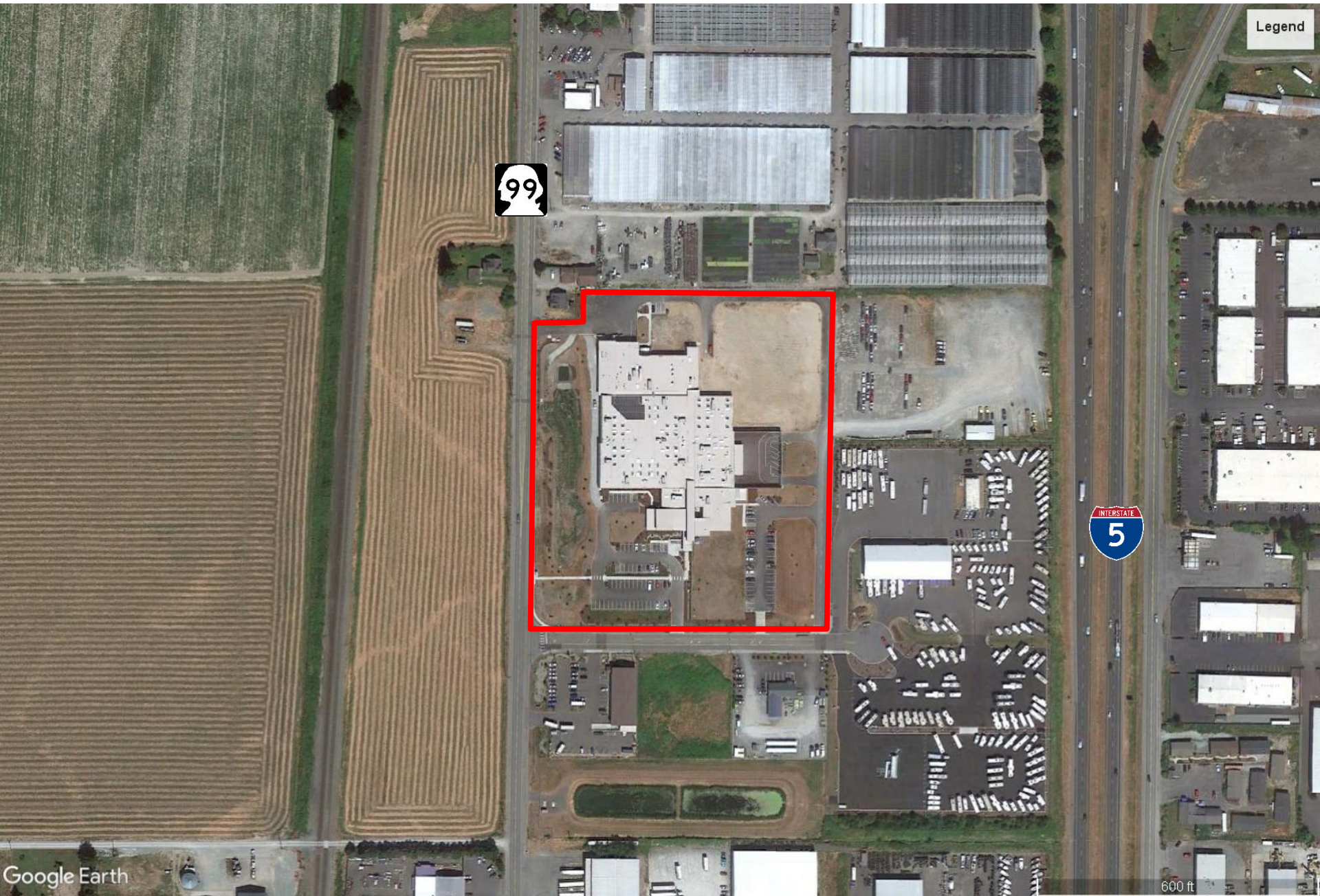
# of Correctional Officers: **44**











Legend









# Officer Wellness:

Average career:

**6 year  
sentence**

(+56,000 hours)

Average officer lifespan:

**57-61  
years old**

(average 79 in USA)



# Data Collection



- Pre/Post Occupancy study
- Self report survey distributed to both staff and inmates
  - Staff – Online
  - Inmates – Hard Copy
- Survey examines
  - Perceptions of building features such as acoustics, lighting, thermal comfort, and access to natural daylight.
  - Levels of stress, depression, and feelings of safety, security, victimization.
  - Functionality of common spaces
- Pre-occupancy survey distributed Aug-Sept 2017
- Post occupancy survey distributed Aug-Sept 2018

# Staff Data

## Demographics

- N = 27
- Respondents from the Skagit County Jail corrections staff only

Age	Count	Percent
18-25	6	22.2
26-35	5	18.5
36-45	2	7.4
46-55	8	29.6
56+	4	14.8
N	25	92.6
Missing	2	7.4
	27	100

Race	Count	Percent
Caucasian/Non Hispanic	21	77.8
Native American/Alaskan	1	3.7
N	22	81.5
Missing	5	18.5
	27	100

Gender	Count	Percent
Male	20	74.1
Female	5	18.5
N	25	92.6
Missing	2	7.4
	27	100

Education	Count	Percent
H.S./GED	9	33.3
Some College	8	29.6
Associate's	4	14.8
Bachelor's	4	14.8
Master's	0	0
N	25	92.6
Missing	2	7.4
	27	100

Years of Service	Count	Percent
1-5	16	59.3
6-10	2	7.4
11-15	1	3.7
16-20	2	7.4
21+	4	14.8
N	25	92.6
Missing	2	7.4
	27	100

# Staff Data

## Demographics

		Years of Service									
		Age	Gender	Education	Daylight	Temperature	Stress	Depressed	Victimization	Acoustics	
Years of Service	Pearson	.634									
	Sig. (2-tailed)	0.001	0.952	0.810	0.771	0.853	0.207	0.001	0.287	0.065	
	N	25	25	25	22	22	19	25	25	21	
Age	Pearson	.634	1	0.151	-0.305	-0.305	-0.018	-0.153	.404	0.072	-.508
	Sig. (2-tailed)	0.001		0.471	0.138	0.168	0.936	0.533	0.045	0.733	0.019
	N	25	25	25	25	22	22	19	25	25	21
Gender	Pearson	-0.013	0.151	1	-0.243	-0.085	-0.293	0.362	-0.053	-0.331	-0.270
	Sig. (2-tailed)	0.952	0.471		0.242	0.707	0.185	0.128	0.803	0.106	0.237
	N	25	25	25	25	22	22	19	25	25	21
Education	Pearson	-0.051	-0.305	-0.243	1	-0.186	-0.099	-0.106	0.133	0.353	0.401
	Sig. (2-tailed)	0.810	0.138	0.242		0.406	0.661	0.667	0.525	0.084	0.072
	N	25	25	25	25	22	22	19	25	25	21
Daylight	Pearson	-0.066	-0.305	-0.085	-0.186	1	.669	0.019	-0.231	-0.221	0.251
	Sig. (2-tailed)	0.771	0.168	0.707	0.406		0.000	0.937	0.289	0.311	0.260
	N	22	22	22	22	23	23	20	23	23	22
Temperature	Pearson	0.042	-0.018	-0.293	-0.099	.669	1	-0.402	0.011	0.122	0.396
	Sig. (2-tailed)	0.853	0.936	0.185	0.661	0.000		0.079	0.959	0.579	0.068
	N	22	22	22	22	23	23	20	23	23	22
Stress	Pearson	-0.303	-0.153	0.362	-0.106	0.019	-0.402	1	-.510	-.761	-0.130
	Sig. (2-tailed)	0.207	0.533	0.128	0.667	0.937	0.079		0.022	0.000	0.585
	N	19	19	19	19	20	20	20	20	20	20
Depressed	Pearson	.617	.404	-0.053	0.133	-0.231	0.011	-0.510	1	.673	-0.388
	Sig. (2-tailed)	0.001	0.045	0.803	0.525	0.289	0.959	0.022		0.000	0.075
	N	25	25	25	25	23	23	20	27	27	22
Victimization	Pearson	0.222	0.072	-0.331	0.353	-0.221	0.122	-.761	.673	1	-0.092
	Sig. (2-tailed)	0.287	0.733	0.106	0.084	0.311	0.579	0.000	0.000		0.683
	N	25	25	25	25	23	23	20	27	27	22
Acoustics	Pearson	-0.410	-.508	-0.270	0.401	0.251	0.396	-0.130	-0.388	-0.092	1
	Sig. (2-tailed)	0.065	0.019	0.237	0.072	0.260	0.068	0.585	0.075	0.683	
	N	21	21	21	21	22	22	20	22	22	22

\*\* Correlation is significant at the 0.01 level (2-tailed).

\* Correlation is significant at the 0.05 level (2-tailed).

# Inmate Data

## Demographics

- N = 107
- Respondents from the Skagit County Jail inmate

Age	Count	Percent
18-25	29	27.1
26-35	35	32.7
36-45	19	17.8
46-55	8	7.5
56+	7	6.5
N	98	91.6
Missing	9	8.4
	107	100

Race	Count	Percent
Caucasian/Non Hispanic	51	47.7
Hispanic	23	21.5
Black/African American	3	2.8
Asian	3	2.8
Native American/Alaskan	9	8.4
N	89	83.2
Missing	18	16.8
	107	100

Gender	Count	Percent
Male	81	75.7
Female	16	15
Preferred No Answer	3	2.8
N	100	93.5
Missing	7	6.5
	107	100

Education	Count	Percent
H.S./GED	62	57.9
Some College	20	18.7
Associate's	4	3.7
Bachelor's	4	3.7
Master's	1	0.9
N	91	85
Missing	16	15
	107	100

No. of Times in Jail	Count	Percent
1-2	22	20.6
3-4	26	24.3
5-6	6	5.6
7-8	5	4.7
9+	24	22.4
N	83	77.6
Missing	24	22.4
	107	100



# Inmate Data

## Demographics

		Daylight	Temperature	Acoustics	Victimization	Depression	Age	Education
Daylight	Pearson	1	.470**	0.086	-0.031	-.332**	-0.048	-0.107
	Sig. (2-tailed)		0	0.381	0.753	0	0.638	0.312
	N	107	107	106	107	107	98	91
Temperature	Pearson	.470**	1	0.063	-0.029	-.296**	0.09	0.037
	Sig. (2-tailed)		0	0.521	0.763	0.002	0.38	0.726
	N	107	107	106	107	107	98	91
Acoustics	Pearson	0.086	0.063	1	.259**	0.183	0.16	-0.062
	Sig. (2-tailed)		0.381	0.521	0.007	0.061	0.118	0.563
	N	106	106	106	106	106	97	90
Victimization	Pearson	-0.031	-0.029	.259**	1	.364**	-0.061	0.125
	Sig. (2-tailed)		0.753	0.763	0.007	0	0.554	0.236
	N	107	107	106	107	107	98	91
Depression	Pearson	-.332**	-.296**	0.183	.364**	1	0.048	.248*
	Sig. (2-tailed)		0	0.002	0.061	0	0.636	0.018
	N	107	107	106	107	107	98	91
Age	Pearson	-0.048	0.09	0.16	-0.061	0.048	1	0.16
	Sig. (2-tailed)		0.638	0.38	0.118	0.554	0.636	0.13
	N	98	98	97	98	98	98	91
Education	Pearson	-0.107	0.037	-0.062	0.125	.248*	0.16	1
	Sig. (2-tailed)		0.312	0.726	0.563	0.236	0.018	0.13
	N	91	91	90	91	91	91	91

\*\* . Correlation is significant at the 0.01 level (2-tailed).

\* . Correlation is significant at the 0.05 level (2-tailed).

# Outcomes and Limits

## Pre-occupancy Study 2017 - Staff & Inmates

- Limits
  - Washington state participants only
  - Small sample size for staff
  - Staff and inmates from a smaller rural town
  - Majority Caucasian population (inmates & staff)
  - Low Cronbach's alpha for inmate survey

# Outcomes and Limits

## Pre-occupancy Study 2017 - Staff & Inmates

- Staff Data

- Reporting higher levels of stress and lower levels of fear of being victimized
- Reporting higher levels of depression also report higher levels of fear of being victimized
- Older staff reported high levels of depression compared to younger staff

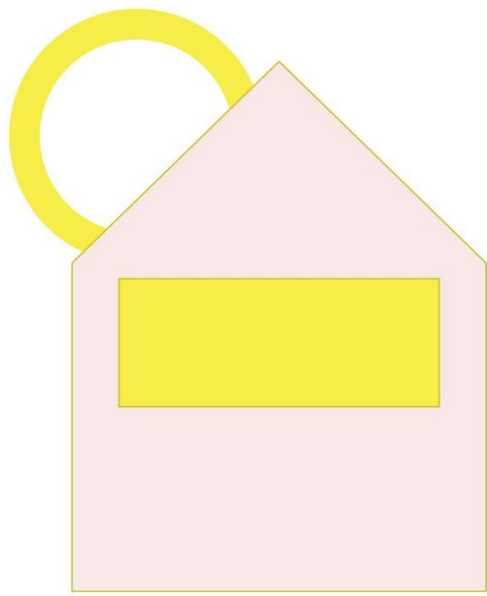
- Inmate Data

- Reporting the facility is noisy reported higher fear of being victimized
- When access to natural light decreases, levels of depression increased
- Inmates who reported higher levels of education reported higher levels of depression

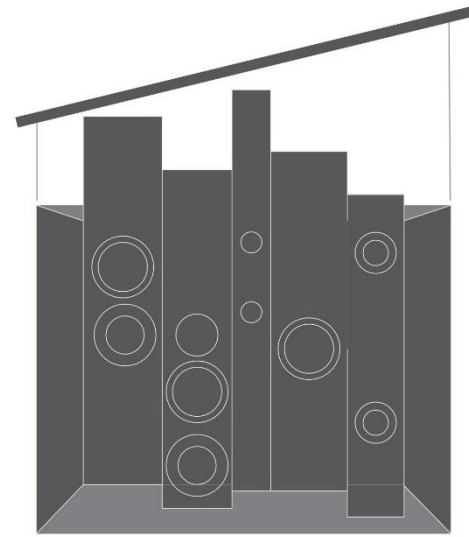
# Outcomes and Limits

## Pre-occupancy Study 2017 - Staff & Inmates

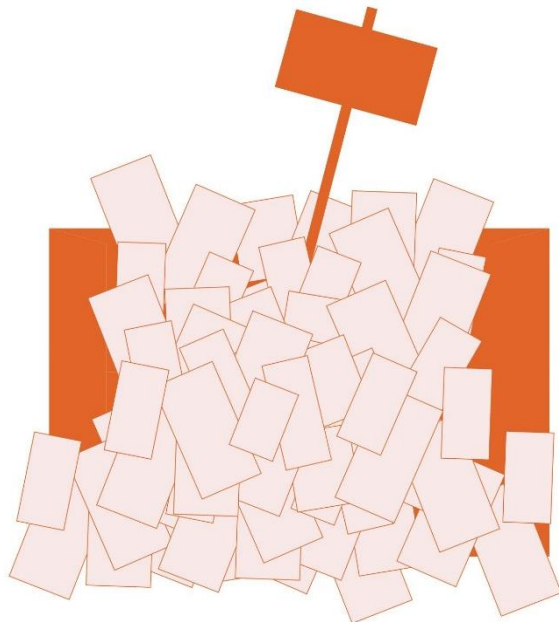
- How can we address these?
  - Metal wall panels are typically not acoustically treated. Provide acoustical treatment within cells and dayrooms
  - Skylights within each dayroom



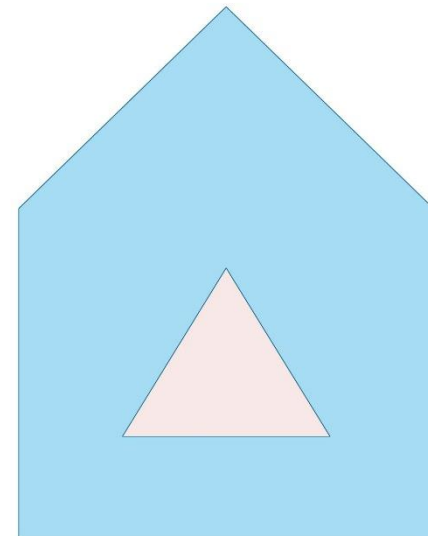
**Daylight**



**Acoustics**



**Stress/Depression**



**Victimization**

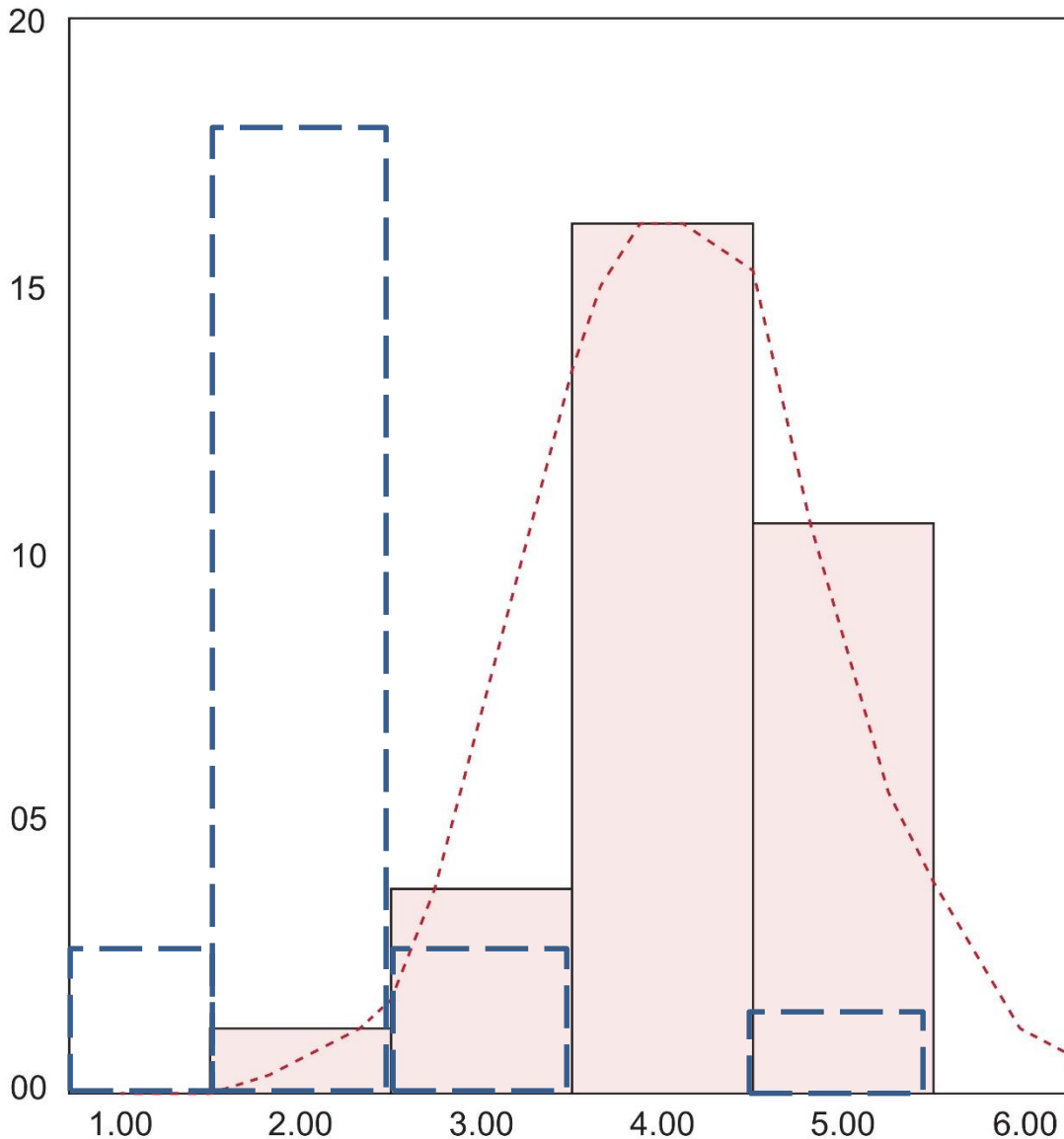
# DAYLIGHT

## Staff:

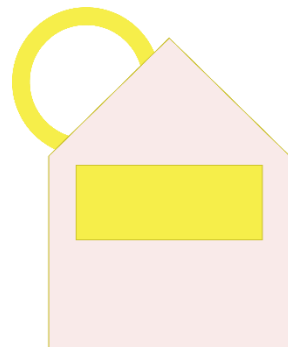
Inverse correlation,  
as access to daylight  
increase levels of  
stress decrease

As daylight decreases,  
staff feel less safe  
and secure

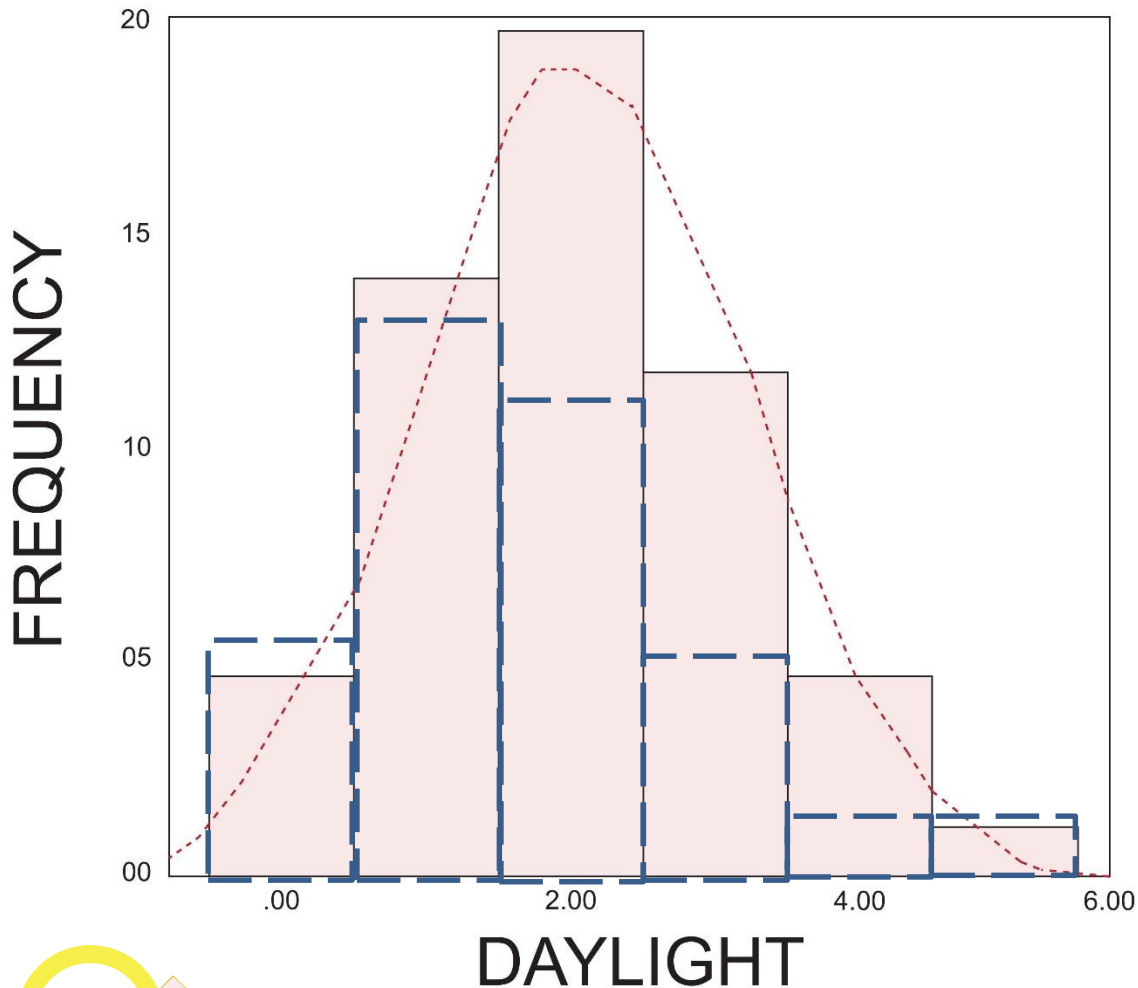
FREQUENCY



DAYLIGHT



# DAYLIGHT



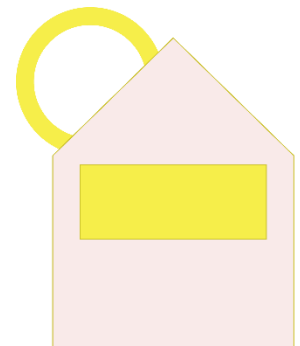
## Inmates:

Strong positive correlation  
access to natural daylight  
attributes to higher  
feelings of safety &  
security.

Significant at 95%  
confidence interval

Inverse correlation, as  
access to daylight  
increase levels of stress  
decrease

As levels of daylight  
increase, reported levels  
of depression decrease.















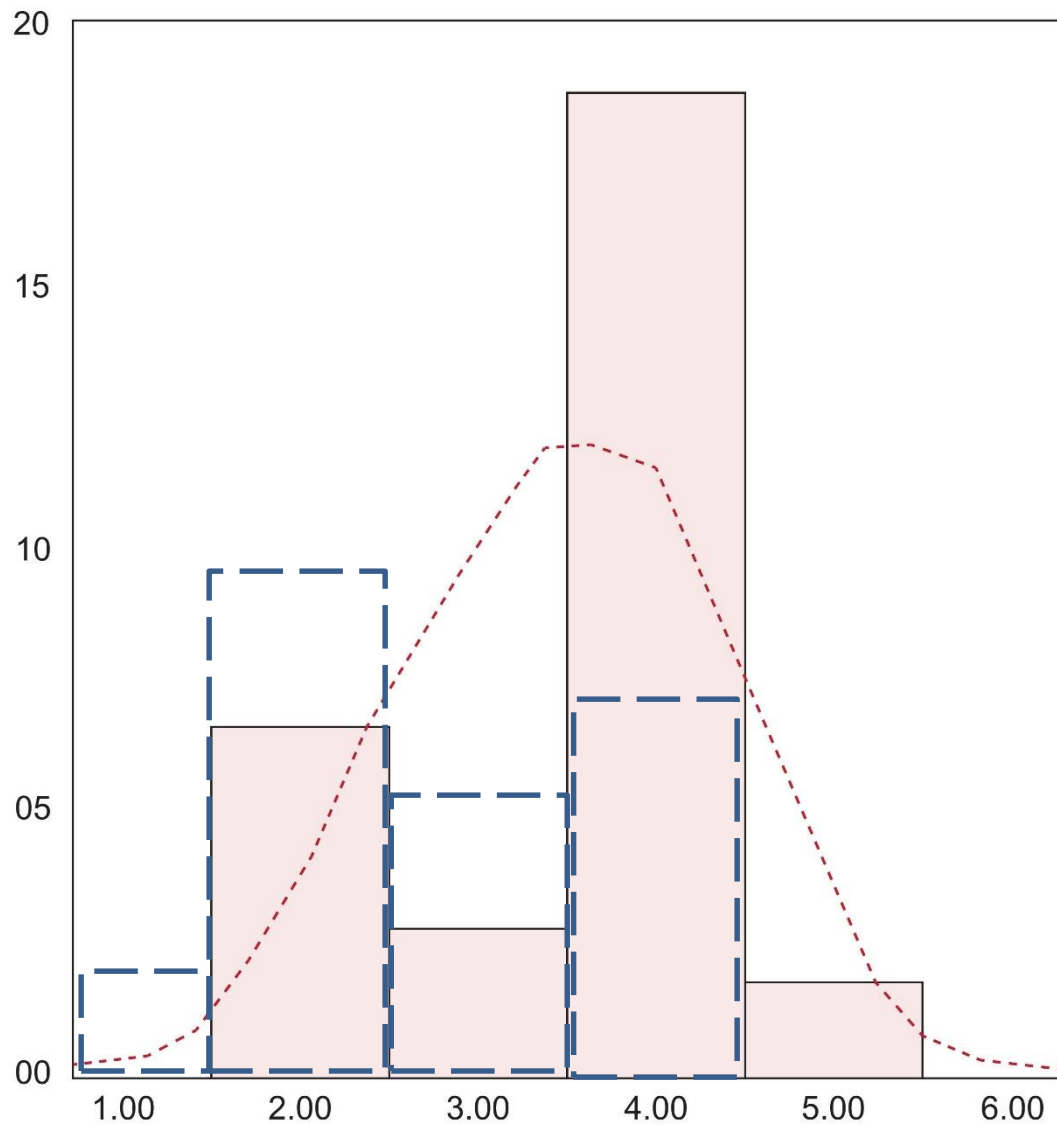


# ACOUSTICS

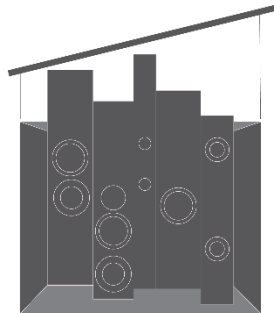
## Staff:

As acoustics get better, staff report lower levels of depression and lower levels of fear of being victimized.

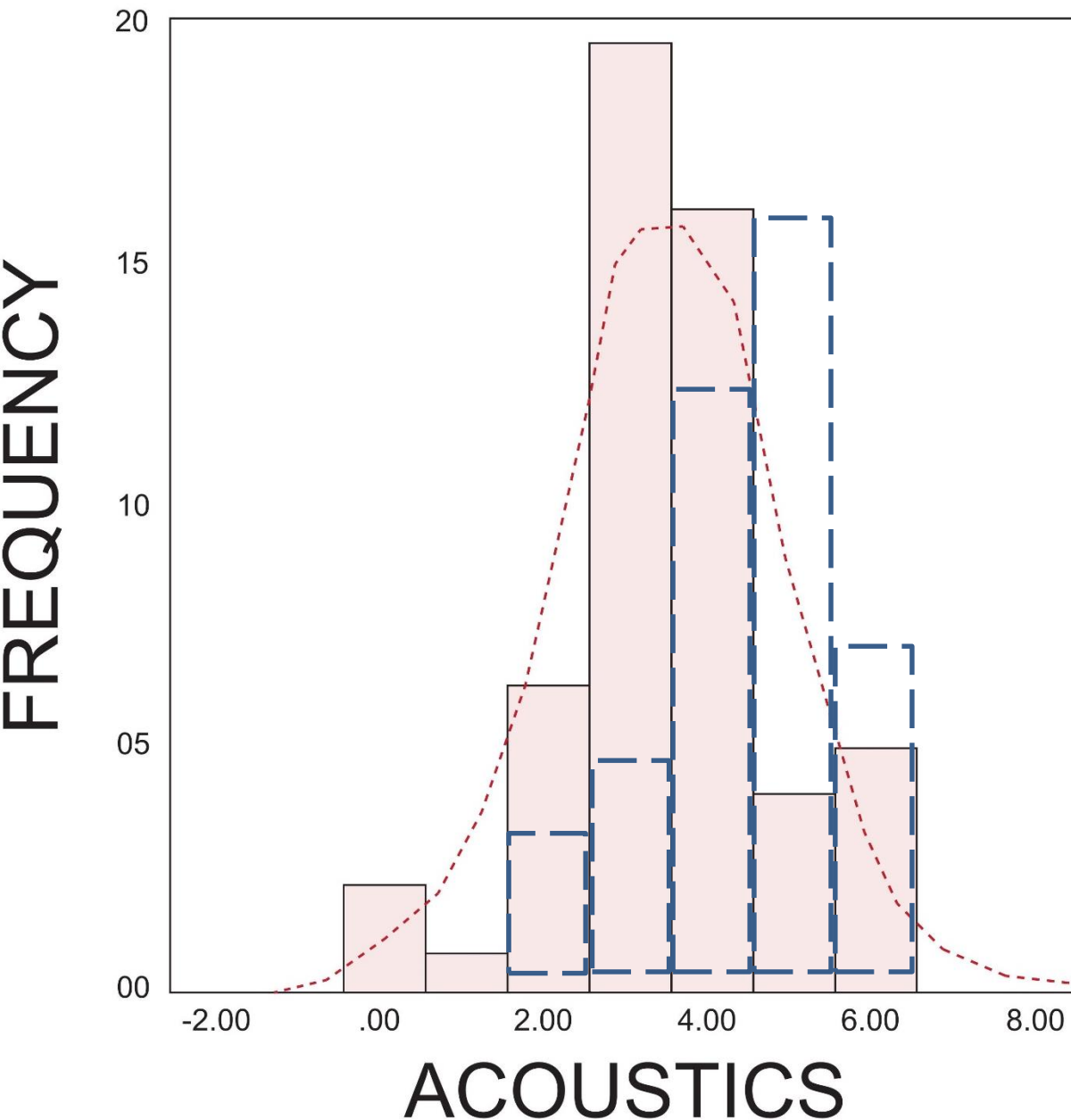
FREQUENCY



ACOUSTICS



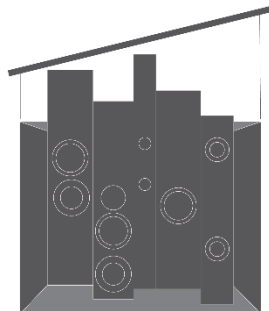
# ACOUSTICS



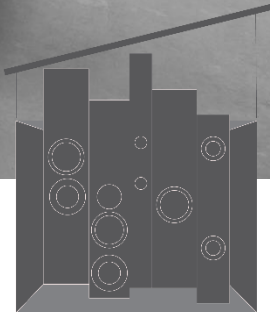
## Inmates:

Similar to the previous study, as inmates report lower noise levels they feel more safe and secure in their environment and less likely to be victimized

As inmates report higher noise levels, they feel more stressed in their environment









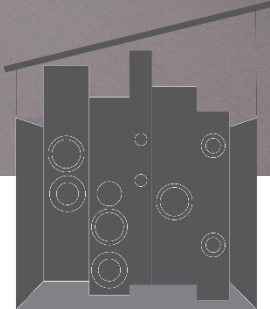
F103

Revolutionary

Industrial Revolution  
John D. Rockefeller  
Thomas Edison  
Nikola Tesla  
Henry Ford  
Samuel









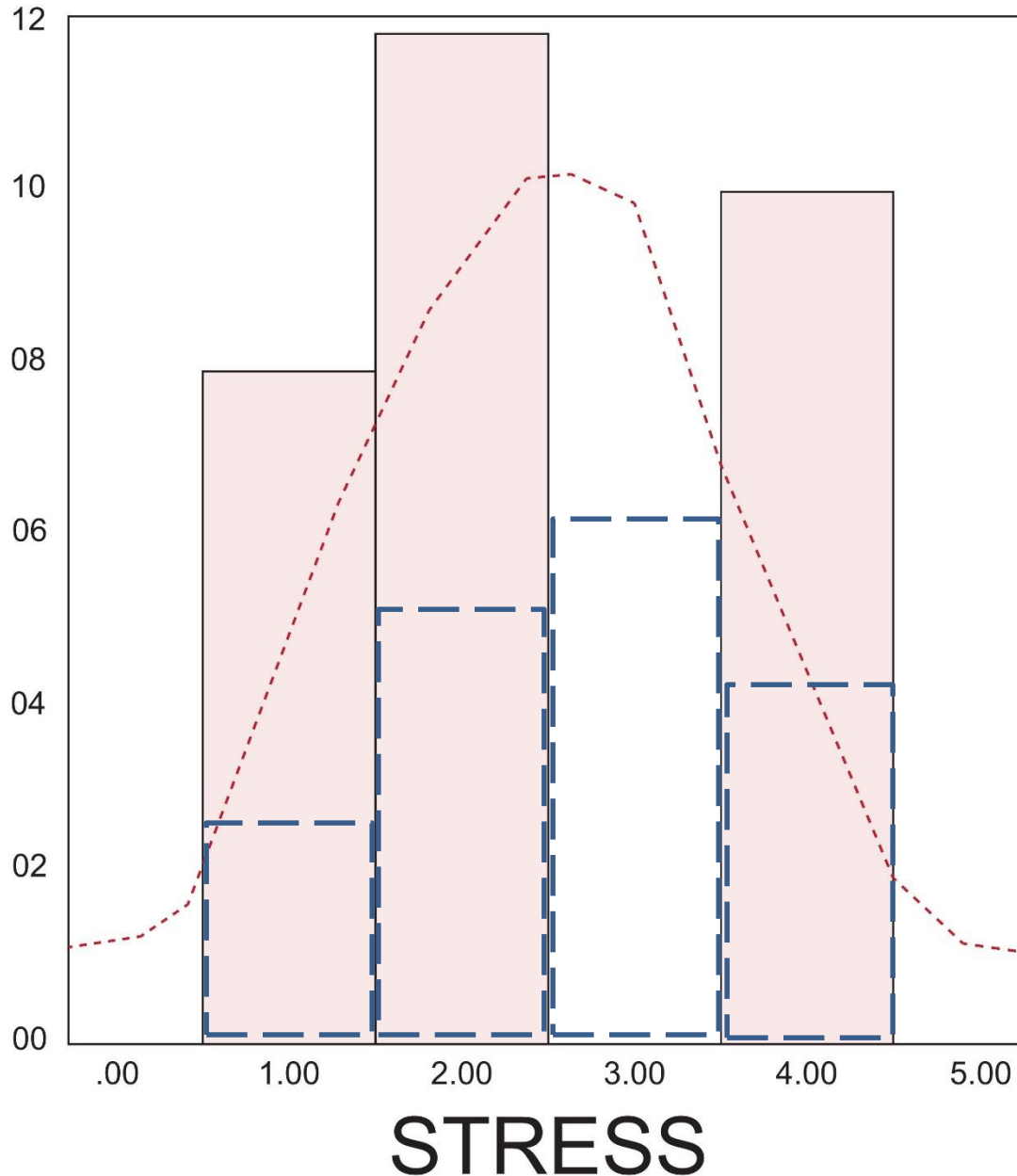
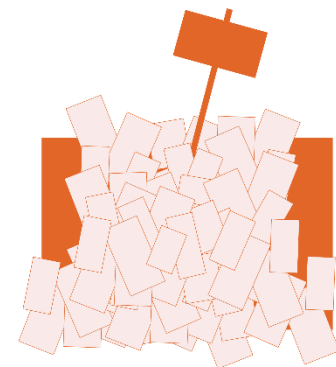
# STRESS

## Staff:

Inverse correlation, as access to daylight increase levels of stress decrease.

As reported feelings of stress decrease, staff report more satisfaction with their feelings of safety and security.

Higher levels of depression are correlated with higher levels of fear of being victimized.



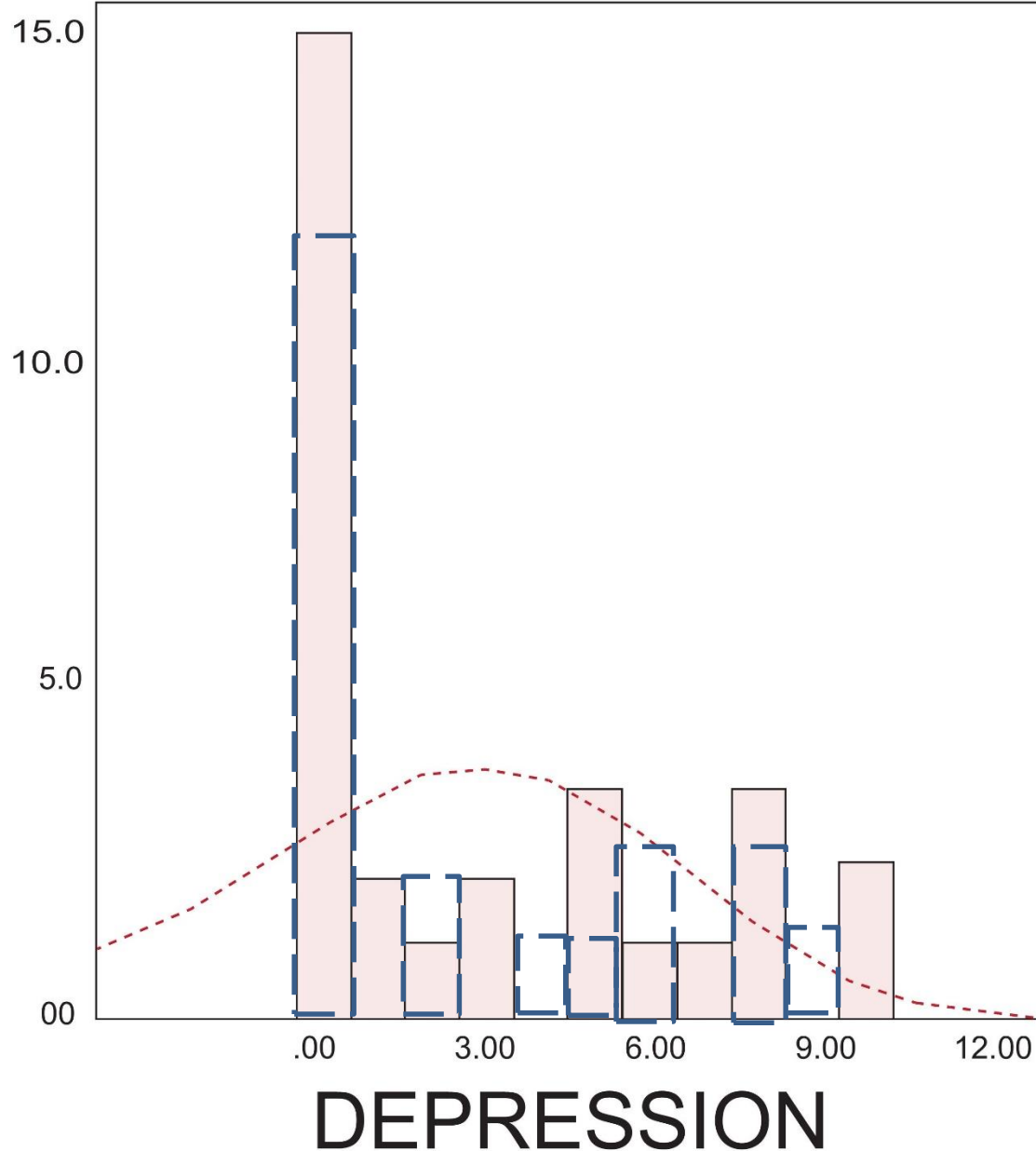
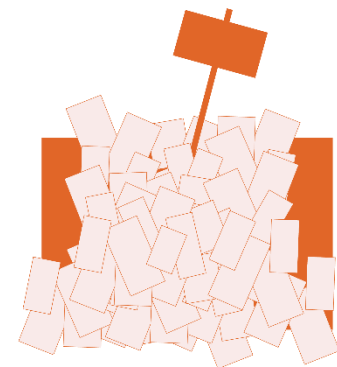
# DEPRESSION

## Staff:

Inverse correlation, as  
access to daylight  
increase levels of stress  
decrease

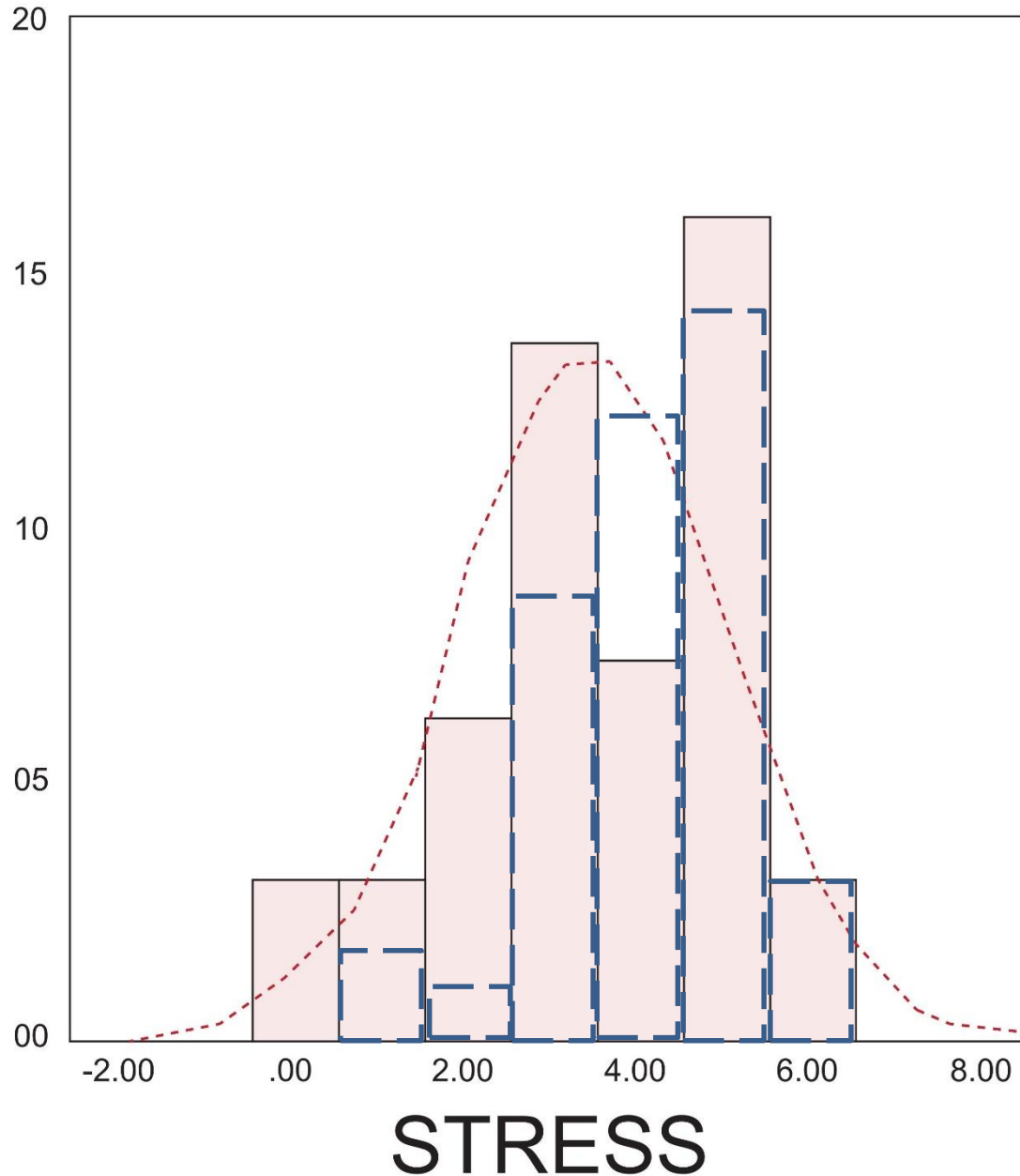
As reported feelings of  
stress decrease, staff  
report more satisfaction  
with their feelings of safety  
and security

Higher levels of  
depression are correlated  
with higher levels of fear  
of being victimized



# STRESS

FREQUENCY

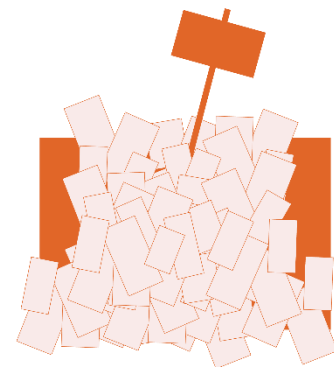


## Inmates:

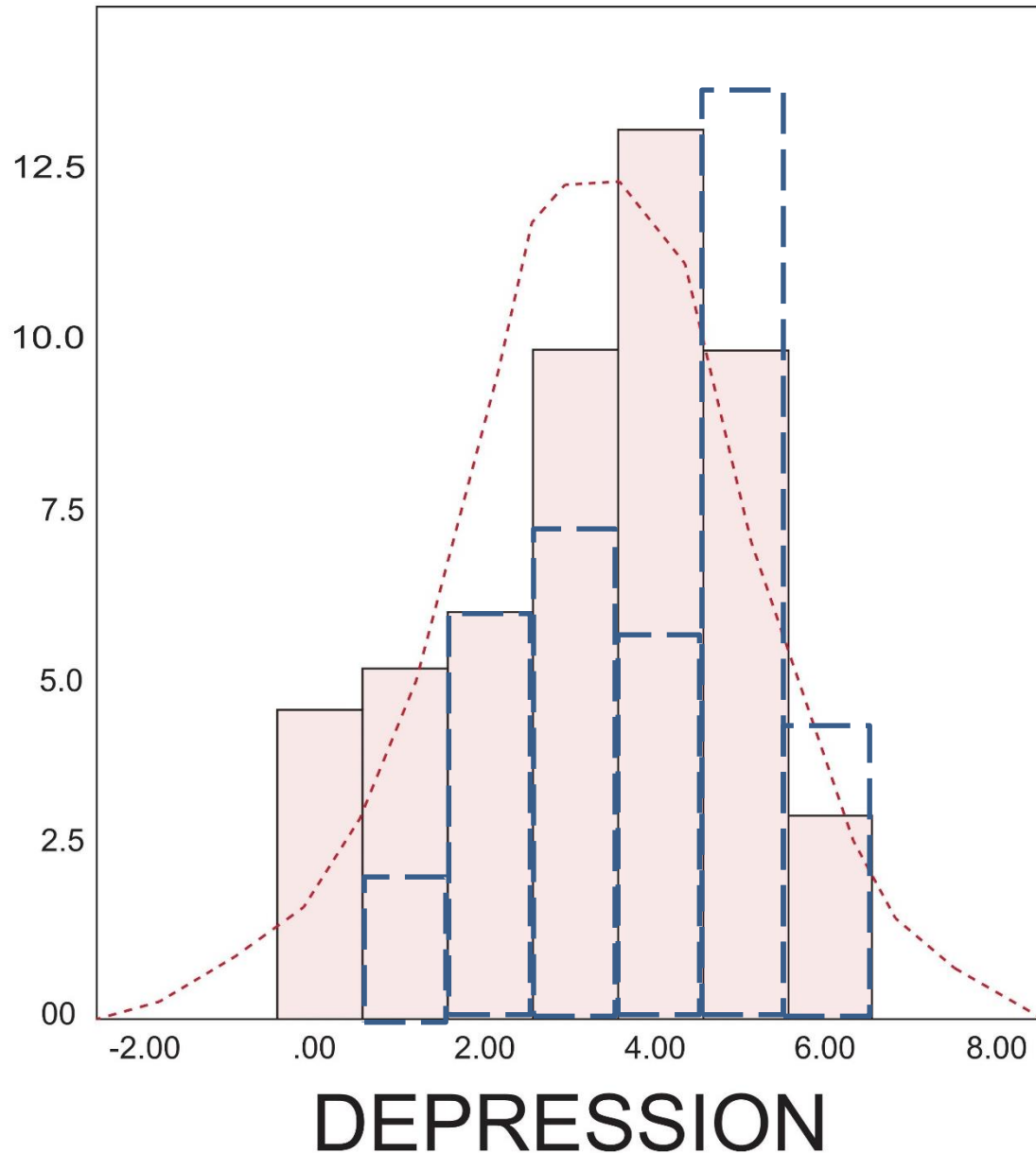
As inmates report higher levels of feeling safe and secure they report lower levels of stress

Higher levels of depression are correlated with higher levels of fear of being victimized and low levels of feeling safe and secure

Higher levels of depression are correlated with low levels of access to daylight



# DEPRESSION

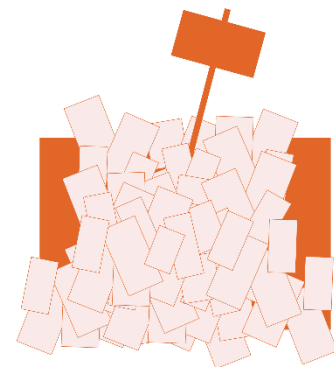


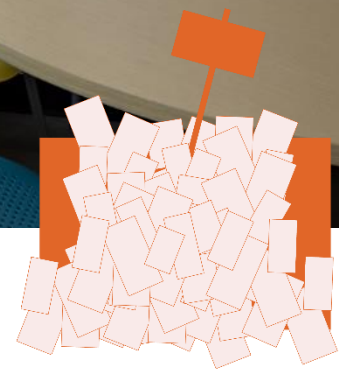
## Inmates:

As inmates report higher levels of feeling safe and secure they report lower levels of stress

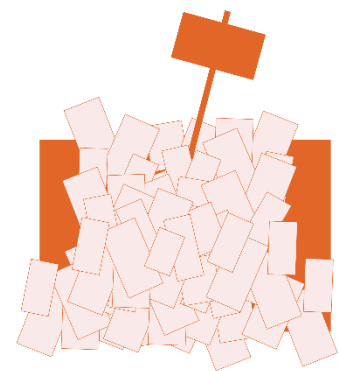
Higher levels of depression are correlated with higher levels of fear of being victimized and low levels of feeling safe and secure

Higher levels of depression are correlated with low levels of access to daylight



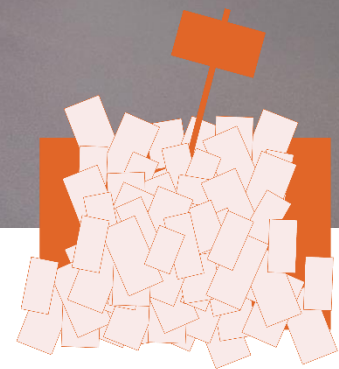












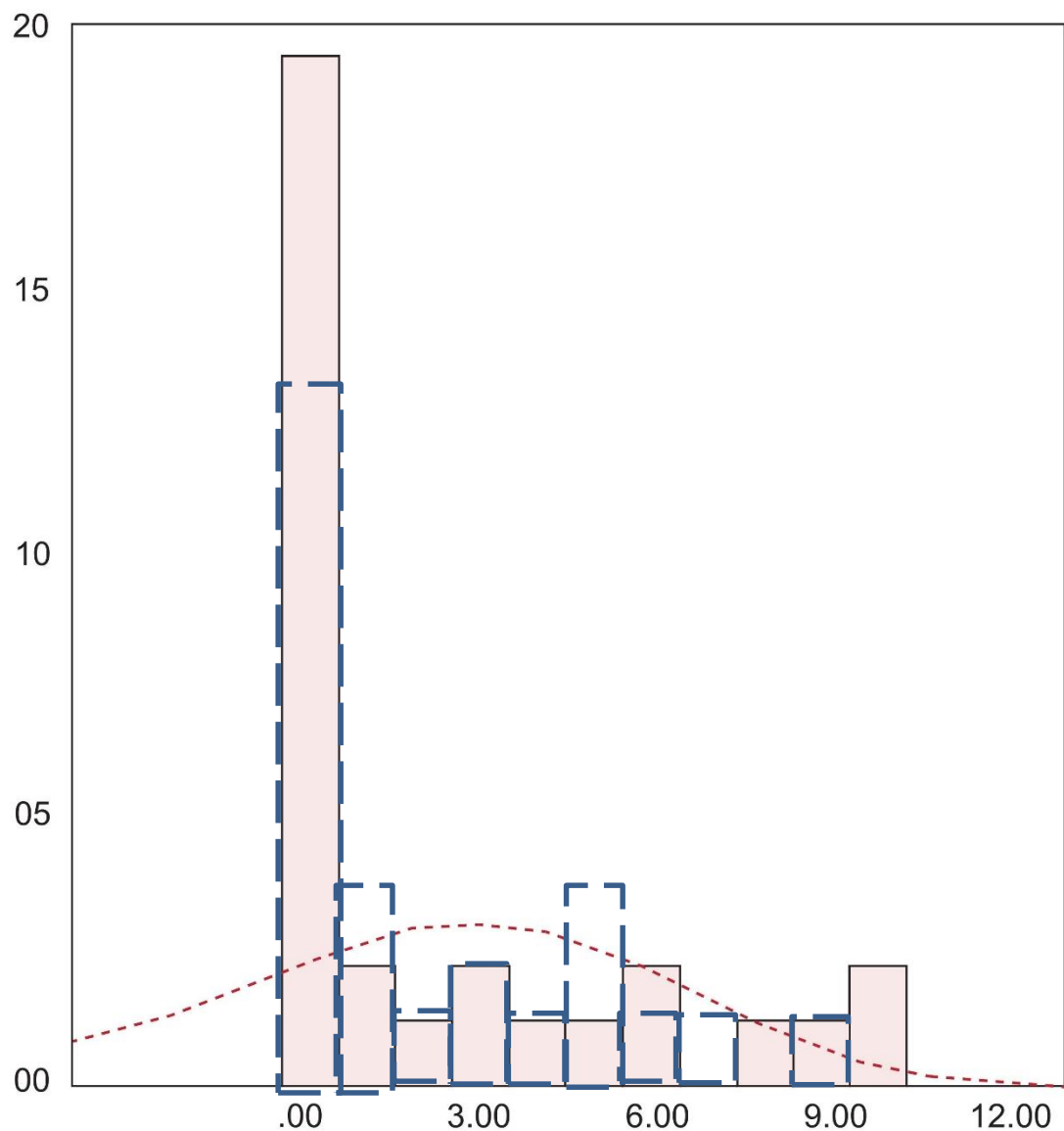


# VICTIMIZATION

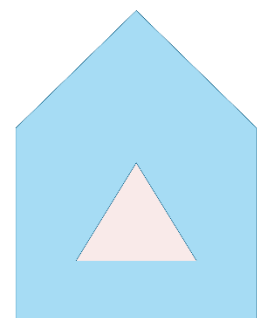
## Staff:

As reported levels of safety and security increase reported fear of victimization decrease

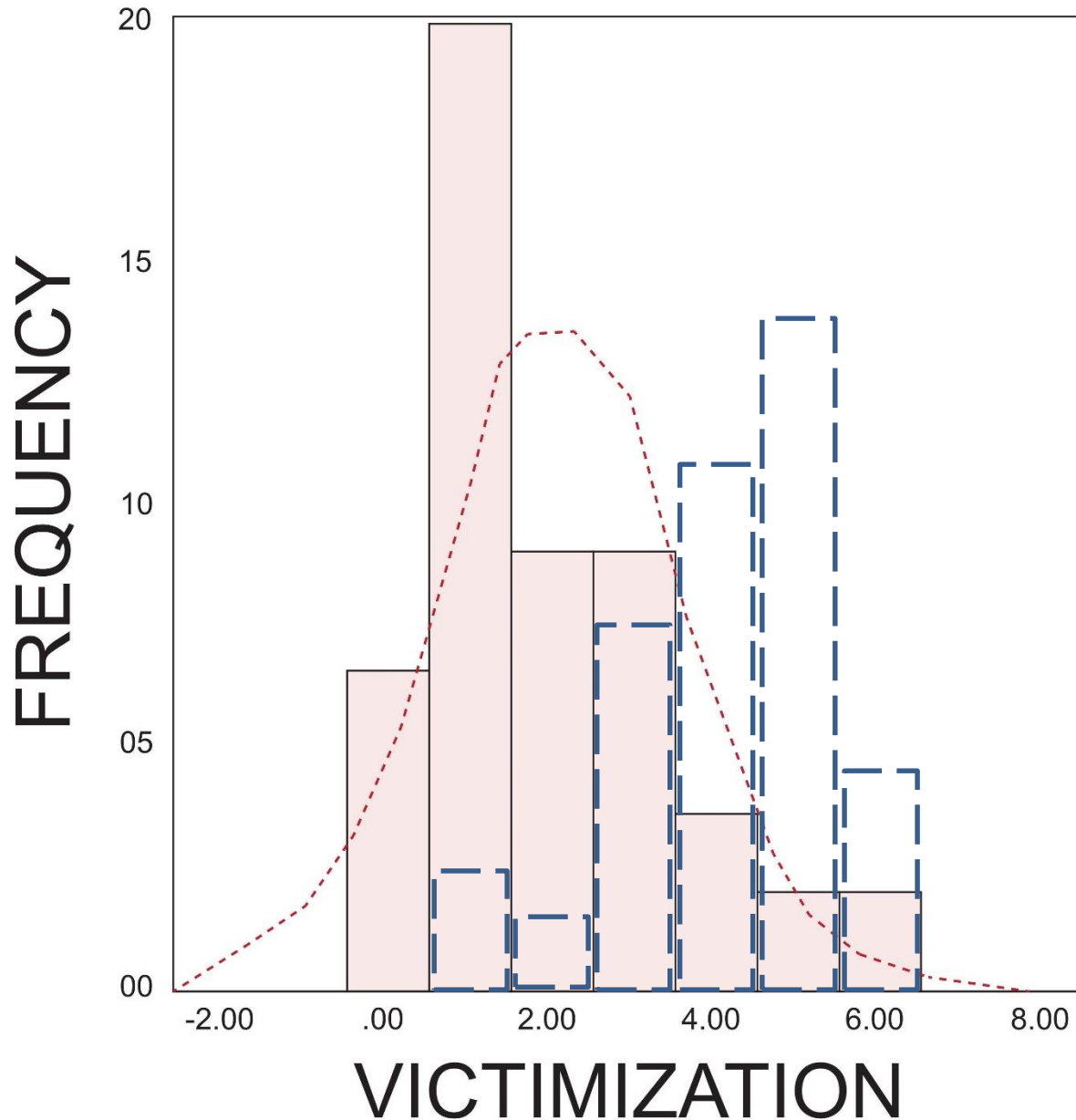
FREQUENCY



VICTIMIZATION



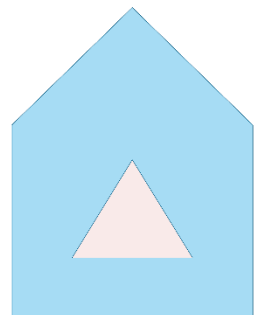
# VICTIMIZATION

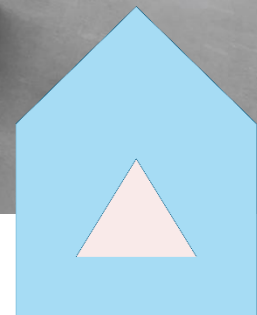


## Inmates:

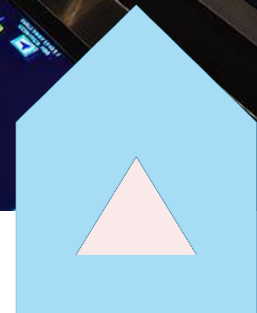
Higher levels of depression are correlated with higher levels of fear of being victimized and low levels of feeling safe and secure

As inmates perceive their area to be noisy, they report high levels of fear of being victimized

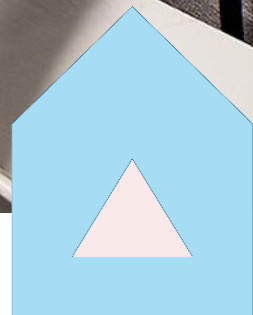




















# Q & A

Thank you.

