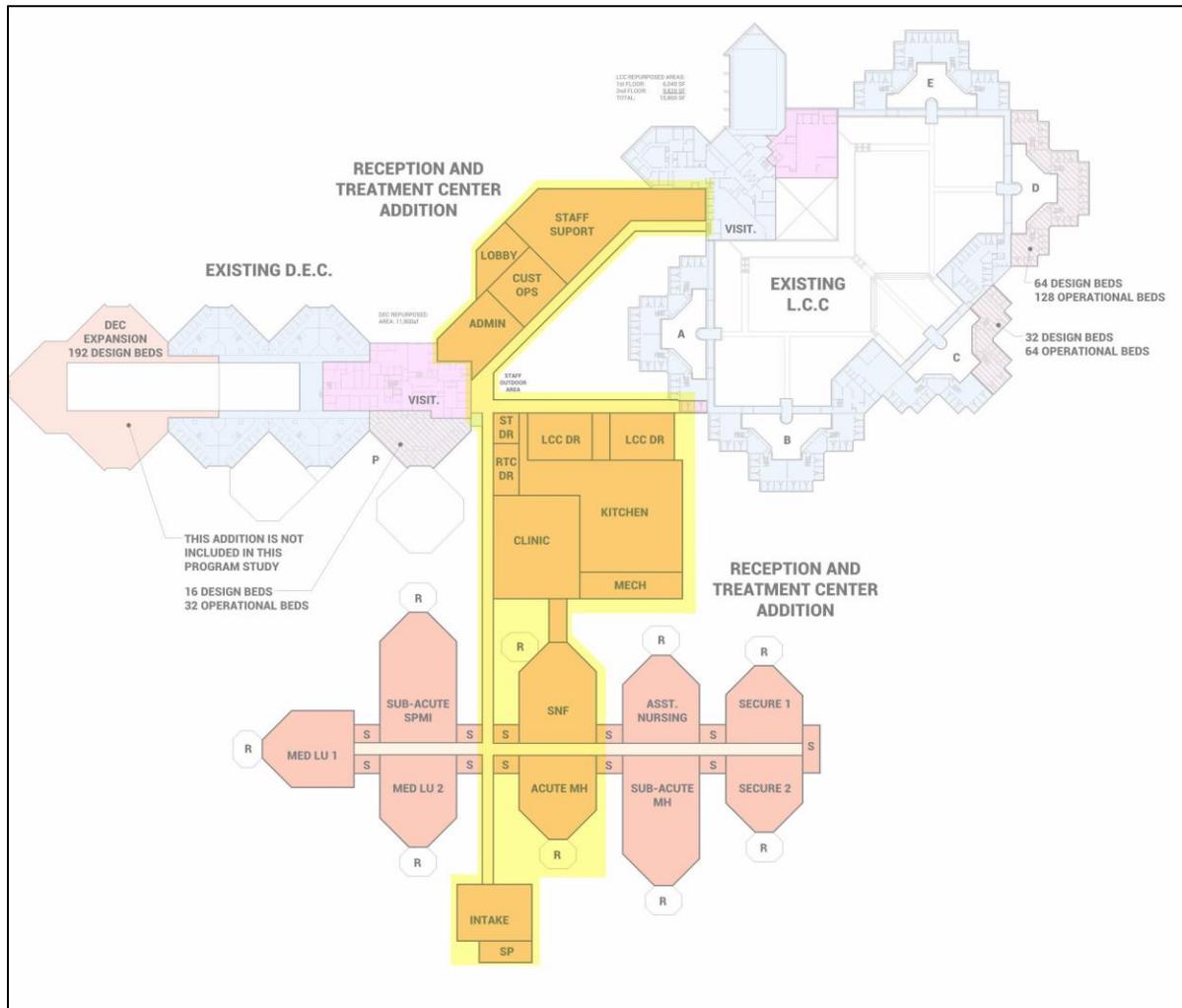


NEBRASKA DEPARTMENT OF CORRECTIONAL SERVICES

RECEPTION AND TREATMENT CENTER PHASE ONE EXECUTIVE SUMMARY REPORT

BVH Architects in association with Pulitzer Bogaard & Associates, LLC

8.31.2016 – Final Document



Plan Diagram with Phase I Program Area Highlighted

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INTRODUCTION

This Phase One Executive Summary Report is a companion document to the Program Statement: Reception and Treatment Center (RTC) issued in April 2015. This report outlines the initial requirements to expand the RTC to meet the most immediate facility expansion and renovation needs as part of a multi-phase expansion program. While portions of the original April 2015 program statement are duplicated herein, the original Program Statement should serve as a companion document to this Phase One report. Where appropriate, the Phase One report identifies decisions regarding improvement and efficiencies over and above those articulated in the original Program Statement report.

The Program Statement for the RTC was developed under the assumption that the new healthcare, Intake, Food Services and support infrastructure would be contiguous to the existing Diagnostic Evaluation Center (DEC)/ Lincoln Correctional Center (LCC) complex. The LCC would operate as an independent operation with its own executive staff, security command, and visitation with the food service, some health care, and front lobby being the only shared resources. The DEC and the RTC would be consolidated into one operation with all operations, including staffing, shared.

The vision outlined for the health care component is: "The Health Services Department strives to continually improve the health of the individual placed in our custody by developing integrated delivery systems that efficiently provide a continuum of needed accessible and quality health." To this end, the Program Statement (April 2015) sought to centralized health care services to one location for more effective and efficient service provision.

The Program Statement also sought to address the woefully outdated and undersized food service operation that currently serves the LCC and the DEC. Lastly, the current intake area is not sufficiently sized or configured to effectively operate as the centralized intake for all offenders into the system. Without improving the intake and release space, there is concern that offenders may not be processed safely (e.g., maintaining appropriate separations, etc.) with any future growth of the population.

The Phase One Executive Summary report seeks to accomplish two objectives. First there is still a critical need to address several physical plant issues related to the existing LCC and DEC facilities. In some cases, the operations are duplicated in these facilities, and they are not sufficiently sized or configured. Second, there is a desire to identify additional operational efficiencies.

One of the significant components being addressed in the Phase One report is health Care. NDCS currently has medical infirmaries licensed as Skilled Nursing Facilities (SNFs) at the Nebraska State Penitentiary (NSP), Tecumseh State Correctional Institution (TSCI), and DEC. Infirmiry services for DEC and NSP are intended to be consolidated into the new consolidated facility. Some infirmiry functions will continue

to be provided at the other existing NDCS facilities, but many are proposed to be facilitated at the new RTC location and with much improved efficiency.

The Program Statement (April 2015) addressed the needs of two significant populations: (a) inmates requiring special housing for mental health reasons, and (b) inmates requiring special housing for medical reasons. The following health care housing totaling 64 beds was identified:

- Acute mental health needs inmates
- Subacute/Chronic mental health needs inmates
- Subacute/Chronically-unstable needs inmates
- Vulnerable inmates who are often housed in general population
- Medical Housing
- Skilled nursing care
- Nursing assisted care including dementia care
- Medical Housing

This updated program represents the spaces and operations necessary for the Phase One RTC project that will provide a minimal number of critical health care beds as well as expand and/or renovate core support functions portions of the DEC and LCC to better meet the operational requirements to meet the population of 1371, and also the expansion of health care housing in future phases of work. Although the operational guidelines are outlined in detail in the Program Statement (April 2015), each component included in the Phase One project is summarized and the revised space program is included in Appendix A.

Although the original Program Statement (April 2015) report assumed that the LCC would remain as an autonomous operation, it was determined that combining the operations of the LCC, DEC and RTC into a single consolidated facility with one director could realize many efficiencies. Significant savings can be realized in terms of new construction (i.e., more of the existing facilities can be remodeled to accommodate the consolidation), not duplicating space as would have occurred in the original Program Statement (April 2015), and to reduce the annual operating cost by not duplicating staff in two different facilities performing the same function.

PROGRAM NARRATIVE

This Phase One program narrative represents the discussions of the NDCS and the consultant team relating to the first phase of work for the RTC project. The focus is on the functions that must be operationalized to meet the 2033 space needs for the RTC complex as it relates to the core functions as well as the most critical medical and mental health care needs of the NDCS system. The functions to be built in the first phase of development will serve as a foundation to allow future phases of expansion of health care housing and other support functions to be readily built in a logical and cost effective manner.

The majority of functions listed below will operate as described in the original Program Statement Report. Where there is a change, the narrative describes the new operational paradigm. The detailed space program that appears in the Appendix of this report includes all the spaces that comprise Phase One. A program summary appears at the end of the operational narrative in Appendix A.

Component 1.000 Public Lobby

The centralized functions including the main lobby, visitor processing and custody operations will be operated as outlined in the Program Statement (April 2015) as this space was sized for the future population of the LCC, DEC and RTC.

Component 2.000 Administration

The facility administration has been modified to incorporate all of the administration staff for the combined facility within this component. The Program Statement (April 2015) assumed that separate administration areas would be required for the LCC executive and operations administration distinct from DEC/RTC. To achieve greater construction and operational cost efficiencies, that assumption has been modified.

The Phase One program assumes that there will be just one warden and one deputy warden and three managers to oversee the combined complex. The managers based on their areas of specialization include:

Assistant Director – Support Services
Major – Custody Operations
Unit Administrator

Therefore rather than having two Corrections Wardens and Corrections Assistant Wardens administering the LCC and DEC/RTC institution, one Warden would operate the entire RTC complex with specialized executive staff focusing on specific functions.

While most of the staffing will remain as outlined in the Program Statement (April 2015) there are additional opportunities to provide for more efficient staffing. The Phase One

Staffing Section of this report discusses the staff savings opportunities that a consolidated facility can yield.

Component 3.000 Staff Support

Staff support, as a core operation, is expected to support the future operation of 1371 inmates. Therefore the future staffing and their wellness needs must be considered as part of the Phase One project.

Staff support functions include training, safety and wellness essential to reduction of job stress and absenteeism, employee job satisfaction, and increased productivity.¹ These spaces would be used for scheduled training and during staff breaks or periods of off-duty time.

Component 4.000 Custody Operations

The custody operations component will be consolidated for the entire RTC complex. As anticipated in the Program Statement (April 2015), the new RTC central control will be capable of operating all doors in the facility backing up existing satellite door controls in the LCC and DEC sides of the complex and also controlling and monitoring the security perimeter and main vehicular and pedestrian sallyports accessing the facility. The dual control stations in the central control room will allow two staff to operate all of the perimeter doors and monitor/control the interior doors. Operational decisions will determine the degree to which local control capabilities (e.g., for restrictive housing) will operate interior doors.

Consideration should be given to upgrading the security systems for consistency among the existing facilities and the new construction.

Component 5.000 Visitation

Visitation will occur in two locations served by one central visitor processing area. One visiting room will be sized to accommodate a great number of visits and the smaller visiting room will be used as overflow and for mental health populations that typically do not perform well in large crowds.

Video visitation to supplement contact visitation for offenders who cannot travel to the visiting area will be permitted seven days per week.

¹ Ritvanen, T., Louhevaara, V, Helin, P, Halonen, T., & Hanninen, O. (2007). Effect of aerobic fitness on the physiological stress responses at work. *International Journal of Occupational Medicine and Environment Health*, 20(10), 1-8. doi: 10.2478/v10001-007-0005-5.

Wattles, M. G. & Harris, C. (2003). The relationship between fitness levels and employee's perceived productivity, job satisfaction and absenteeism. *Journal of Exercise Physiology*, 6(1), 24-32. ISSN 1097-9741.

Table 1 illustrates the calculations to determine the space requirements for the two contact visitation rooms. Based on the calculations there will be two rooms - one, that can accommodate 120 visitors and inmates and a second room for up to 48 visitors and inmates. It is anticipated that the two rooms would be adjacent and potentially be combined to allow for special events and family gatherings on holidays.

Table 1

Projected Visiting Space Needs

Total LC Complex capacity	1371
Inmates who will receive visits (est.)	75%
Number of inmates who will receive visits (1371 x 75%)	1028 inmates
Total number of visits per week (assumes one visit per week)	1028 visits
Length of visit plus processing time (15 minutes for processing)	135 minutes
Total visiting hours (Total visiting minutes of 138,780 divided by 60 minutes)	2313 hours
Available contact visitation hours per week (est.)	41.25
Number of inmates visiting periods required if visits averaged out (2313/41.25)	56 visiting periods
Average of 2 visitors per visit (totaling 3 persons including the inmate per visit)	168 people

Component 6.000 Intake and Release

The Intake and Release area will remain as programmed in the Program Statement (April 2015) document. No changes are anticipated for implementation in Phase I.

Component 7.000 Outpatient Medical/Mental Health

The Outpatient Medical and Mental Health Component will remain programmed as in the Program Statement (April 2015) document with one exception. A small waiting room for females will be added and adjacent to the male open waiting. This change will allow separation between genders when females from Community Corrections Center – Lincoln (CCC-L) are in the clinic for dental, optometry and radiology appointments. CCC-L women will also access the clinic during the night shift for urgent care.

Component 8.00 Medical and Behavior Health Housing

For the Phase One project, the previous components 8.0 Medical Housing and 9.0 Mental Health Housing will be combined in an effort to reduce costs and increase staffing efficiency by combining the core supports spaces into one shared support space the for two housing pods.

In the April 2015 program statement the bed distribution included all projected medical and mental health beds as outlined in the bed distribution Table 2 that follows. The table illustrates the systemic projections for health care for the NDCS in the year 2033 and the corresponding bed needs based on health care acuity and diagnoses.

Table 2
Projected Medical and Mental Health Bed Distribution Need

Population	2033 Projected Bed Need	Single Rooms	Double Rooms	Pods	Total Beds
MEDICAL BEDS					
Assisted Nursing	15		8	1	16
<i>Dementia Beds</i>	12	12			12
Medical Housing	77		40	2	80
Inmate Porters**					
Total Medical Beds	104	12	48	4	108
MENTAL HEALTH BEDS					
Acute				1	
<i>Active Symptoms</i>	16	16			16
Subacute	94			2	
<i>Subacute</i>		24	12		48
<i>SPMI***</i>		24	12		48
Secure MH	59			2	
<i>Chronically Unstable</i>		64			64
Total Mental Health Beds	179	138	24	5	176
TOTAL HEALTH CARE BEDS	307	179	72	9	284
*NON-COUNT BEDS					
Licensed Skilled Nursing*					
<i>Skilled Nursing</i>	24	24		1	
<i>Isolation</i>		2			29
<i>Hospice (Suite)</i>		3			
Suicide Watch*	10	10			10
Safety Rooms (Suicide Watch; Active Symptoms)*		4			4
Total Non-Count Beds	24	43		1	43
Total Beds – (Count and Non-Count)					327

* Safety Rooms in addition to Mental Health Beds

In Phase One, only the most critical medical and behavior health housing beds will be built as noted in the following proposed bed distribution, in Table 2 that follows. NDCS's most critical health care bed needs are for skilled nursing and acuity related medical beds including isolation, hospice and skilled nursing for chronically, seriously ill inmates who cannot be treated at a lower level of care and secure behavior health

beds to treatment acute behavioral health needs. The underlying assumption is that the next phases of construction will address the total system health care bed needs and that these additional health care beds will be constructed in a short time frame after Phase One is completed. In this manner, capacity needs will be met in the near future along with achieving greater efficiencies of operations through continued consolidation of health care services at the new RTC.

**Table 3
Phase One Bed Distribution**

Population	2033 Projected Bed Need	Single Rooms	Pods	Total Beds
COUNT BEDS				
Secure Mental health			1	
<i>Acute Symptoms</i>	8	8		8
<i>Chronically Unstable</i>	24	24		24
Total Count Mental Health Beds	32	32	1	32
NON-COUNT BEDS				
Licensed Skilled Nursing*	32			
<i>Skilled Nursing</i>		27	1	
<i>Isolation</i>		2		32
<i>Hospice (Suite)</i>		3		
MH Safety Rooms (Temporary for Active Symptoms)*		2		2
Total Non-Count Beds	32	34	1	34
Total Beds – (Count and Non-Count)		66	2	66

*Safety Rooms in addition to Mental Health Beds

Phase One will consist of one, 32-bed pod to meet acute and serious medical needs. These beds will include the need for isolation to prevent spread of communicable diseases and three hospice suites to address the needs of inmates who are at the end of life with terminal medical care need. The hospice beds are flexible and can also be used to meet the nursing care needs of chronically debilitated inmates who require 24/7 nursing care. The additional 27 beds are for short term skilled nursing care.

Phase One will also include a 32 bed Secure Behavioral Health Unit to meet the needs of inmates with acute mental health/behavioral health needs. As described in the updated space program (See Appendix A) this unit will allow maximum flexibility by using two secure subpods, each with four single occupancy cells, to treat those

inmates with the most acute symptoms. There are also three secure subpods of eight single occupancy cells to treat those inmates who no longer require the acute cells but still remain unstable enough to require secure housing. Each subpod will have its own small dayroom and sound attenuation. Since these inmates' symptoms are acute, there are two additional safety cells to be used as temporary holding areas when there is a need to remove an inmate from their cell for clean-up or for short-term (no more than four hours) de-escalation.

As noted before and addressed in the updated program (See Appendix A) the core support space will be shared by both the medical and mental health housing pods.

Current infirmary beds and suicide watch rooms will be used to address the need for suicide observation.

The current LCC mental health units will also continue to be used to treat inmates who have serious mental illnesses but whose symptoms are stable enough to be treated in the more open housing units available in the LCC. Additional health care bed needs projected in the Program Statement (April 2015) reports will be addressed as the needs arise.

Component 10.000 Food Service

The Food Service requirements outlined in the original Program Statement (April 2015) remain generally unchanged except for minor adjustments due to the Phase One occupancy levels. The originally programmed Dining Room, Serveries, Kitchen and support spaces remain unchanged.

The meal production requirement in Phase One will be reduced from 6,300 meals to serve approximately 3,000 meals per day upon initial occupancy. The Kitchen space functions and HVAC components will be sized per the original Program Statement to accommodate the final population capacity of 1371 inmates and requisite staffing, but the initial equipment procurement will be less at the outset. Space is allocated to accommodate additional equipment as the meal production needs grow.

The new Central Warehouse will not be constructed in Phase One. Accordingly, the long term coolers and freezers storage slated to go into the warehouse will temporarily be located within the newly constructed food services operation building envelope. Because the food service component is sized to accommodate the future build out of the facility, in Phase One, the floor area dedicated for future cooking equipment will be used initially for placement of the long-term coolers and freezers until the new warehouse can be constructed. The costs of the walk-in cooler and freezer and associated shelving are included in the revised Phase One budget.

The Staff Dining component has been adjusted to include vending equipment. Transport of prepared food to CCC-L has been deleted from the space requirements.

Other Components

In the original Program Statement Report, there were a few additional components that will not be constructed in the first phase of work. They were part of a new complex of buildings outside the security perimeter that included the Pharmacy, Central Maintenance, the Warehouse (for non-food items), the Central Food Warehouse and a Central Energy Plant. As described above, until such time as the warehouses will be constructed, the long-term food storage will be placed in the interim within the existing kitchen at LCC that will be vacated once the new food services area is built. Maintenance and other warehouse functions will remain in their current locations for now. The central plant is discussed in the engineering narrative describing the options on how to serve the new Phase One construction as well as LCC, DEC and CCC-L.

PROGRAM SUMMARY

The table that follows summarizes the new facility space needs for all components included in the Phase One program for the RTC. This summary is based on the operating and spatial requirements throughout this document. The subsequent tables outline the requirements for each of the individual components.

ARCHITECTURAL PROGRAM SUMMARY SHEET

#	Functional Area	Programmed NSF	Programmed GSF	Exterior Square Feet
MAJOR COMPONENTS				
1.000	PUBLIC LOBBY	1,746	2,444	
2.000	ADMINISTRATION	3,322	4,264	
3.000	STAFF SUPPORT	7,746	10,457	
4.000	CUSTODY OPERATIONS	3,177	4,607	
5.000	VISITATION	5,815	8,141	1,100
6.000	INTAKE AND RELEASE	3,609	8,501	
7.000	HEALTH CLINIC	7,500	10,665	
8.000	MEDICAL HOUSING	6,980	11,517	0
9.000	MENTAL HEALTH CARE	7,914	12,571	720
10.000	FOOD SERVICE	19,825	24,894	250
	CENTRAL MECH/ELECT ROOM		10,000	
	SUBTOTAL	67,634	108,031	2,070
	<i>Building Gross and Central Plant (15% of Subtotal)</i>		16,205	
TOTAL			124,236	

1.000 Public Lobby

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
1.000	PUBLIC LOBBY					
1.100	PUBLIC LOBBY					
1.101	Weather Vestibule	4	1	60 /area	60	ADA-Compliant; double doors for weather insulation; includes CCTV and intercom for after hours identification, electric door strike
1.102	Waiting/Queuing	10	1	20 /person	200	Comfortable Seating; ceiling mounted monitors
1.103	Reception / Information Counter	3	1	150 /area	150	Open counter adjacent to security screening; computer, telephone, standing height stool.
1.104	Public Side - Administrative Office Window	1	1	60 /area	60	Counter space; sliding glass window; associated with 2.102.
1.105	Electronic Information / Commissary Kiosk	2	2	40 /area	80	Automated transaction station; information kiosk.
1.106	Video Visitation Booths	1-3	1	60 /booth	60	Sound insulated; visual privacy between booths, recording capability
1.107	ADA Compliant Video Visitation Booths	1-3	1	80 /booth	80	Sound insulated; visual privacy between booths, recording capability
1.108	Public Side - Non-Contact Visitation Booth	1-3	1	40 /booth	40	Enclosed; visual provacy between booths; lockable document pass.
1.109	ADA Compliant Public Side - Non-Contact Visitation Booth	1-3	1	60 /booth	60	Enclosed; visual provacy between booths; lockable document pass.
1.110	Public Lockers	1	10	5 /locker	50	Multiple sized lockers (e.g., large and small); key operated.
1.111	Telephone/Electronic Equipment Room	1	1	200 /area	200	Fiber optics telephone equipment, LAN servers, accessible by facility telephone coordinator and IT staff, 1 workstation (WS-3)
1.112	Public Rest Rooms	1	2	50 /area	100	ADA-Compliant
1.113	Public Telephone	-	1	10 /phone	10	ADA-compliant
1.114	Water Cooler	1	1	6 /area	6	ADA-Compliant, amount per code
1.115	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation
Subtotal Net Square Feet					1,196	
Grossing Factor					1.40	
Subtotal Gross Square Feet					1,674	
1.200	SECURITY SCREENING AND WAITING AREA					
1.201	Security Queuing Area	5	1	5 /person	25	Queuing area prior to security screening - standing only

NDCS – PROGRAM STATEMENT UPDATE & EXECUTIVE SUMMARY

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
1.202	Metal Detection / Package x-ray	1	1	150 /area	150	Path for wheelchair access; sized for wand searches; table for personal items by-pass; adjacent to reception desk; lockable shelving for storage for wand, etc.
1.203	Clean Visitor Waiting	25	1	15 /person	375	Tandem seating; wall-mounted bulletin board for information materials; display case.
					Subtotal Net Square Feet	550
					Grossing Factor	1.40
					Subtotal Gross Square Feet	770
					1.000 Total Interior Net Square Feet	1,746
					1.000 Total Interior Gross Square Feet	2,444
					1.000 Total Exterior Square Feet	(0)

2.000 Administration

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
2.000	ADMINISTRATION					
2.100	FACILITY ADMINISTRATION					
2.101	Visitor Reception	6-8	1	200 /area	200	RW-2
2.102	Receptionist/ Administrative Assistant Workstation	1	1	64 /wkstn	64	WS-2; lockable window to public lobby.
2.103	Facility Administrator / Warden	1	1	250 /office	250	OF-1; adjacent to conference rooms, min. 5 receptacles; printer
2.104	Secretary II Workstation	1	1	80 /wkstn	80	WS-2
2.105	Deputy Warden	1	1	200 /office	200	OF-2; counter space for security management system; printer
2.106	Assistant Warden - Support Services	1	1	200 /office	200	OF-2; counter space for security management system.; printer
2.107	Major - Custody Operations	1	1	200 /office	200	OF-2; printer
2.108	Unit Administrator	1	1	180 /office	180	OF-2, wall-mounted safe
2.109	Administrative Assistant	1	1	64 /wkstn	64	WS-2
<i>Business Suite/Area</i>						
2.109	Business Manager	1	1	120 /office	120	OF3
2.110	Office Clerk III	1	1	80 wkstn	80	WS-1
2.111	Staff Assistant I	1	2	64 /wkstn	128	WS-2
<i>Human Resources Suite/Area</i>						
2.112	Human Resources Manager	1	1	120 /office	120	OF-3; printer
2.113	Human Resources Assistant	1	1	80 wkstn	80	WS-1
<i>Information Systems Suite/Area</i>						
2.114	Information Systems Analyst	1	1	120 /office	120	OF-3
2.115	Computer Server Room	-	1	120 /area	120	Computer server room, with temperature and humidity control, glazing on walls' adjacent to Information Systems Tech.
Subtotal Net Square Feet					2,206	
Grossing Factor					1.25	
Subtotal Gross Square Feet					2,758	
2.200	ADMINISTRATION SUPPORT AREAS					

NDCS – PROGRAM STATEMENT UPDATE & EXECUTIVE SUMMARY

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
2.201	Conference Room	12	1	400 /area	400	CF-1, adjacent to Warden and Deputy Warden offices, smart TV, whiteboard/ screen, data line locations & receptacles in floors & walls; sound attenuation measures.
2.202	Interview Room	4	1	120 /area	120	Conference table, chairs
2.203	Pantry/Break Room	8-10	1	150 /area	150	BR-2, adjacent to conference room
2.204	File Storage	-	1	150 /area	150	Lateral file type filing system, separate and secure file storage for personnel files, work table
2.205	Printer/Copier/Work Alcove	-	1	100 /area	100	Copier, networked printer, work table
2.206	Office Supply Storage	-	1	50 /area	50	Secure office supplies and support storage, shelving behind the Printer/Copier Alcove
2.207	Staff Toilet (M/F)	1	2	50 /area	100	ADA-Compliant
2.208	Water Cooler	1	1	6 /area	6	ADA-Compliant, amount per code
2.209	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation
Subtotal Net Square Feet					1,116	
Grossing Factor					1.35	
Subtotal Gross Square Feet					1,507	
2.000 Total Interior Net Square Feet					3,322	
2.000 Total Interior Gross Square Feet					4,264	
2.000 Total Exterior Square Feet					(0)	

3.000 Staff Support

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
3.000	STAFF SUPPORT					
3.100 STAFF ENTRANCE						
3.101	Staff Entrance Weather Vestibule	-	1	100 /area	100	Staff entrance door directly from staff parking area; card or biometric access, weather vestibule; crash bar on interior side.
Subtotal Net Square Feet					100	
Grossing Factor					1.35	
Subtotal Gross Square Feet					135	
3.200 STAFF FITNESS						
3.201	Men's Locker/ Changing Rooms	315	1	5.0 /locker	1,575	Half-height assigned lockers; deep enough for hangers; changing space, benches.
3.202	Unassigned Lockers	6	1	3.0 /locker	18	Small cubbie style lockers
3.203	Shower Rooms (Male)	1	3	40 /shower	120	Shower stall with drying area; accessible from locker room
3.204	ADA Shower Room (Male)	1	1	50 /shower	50	Shower stall with drying area; accessible from locker room
3.205	Toilet/Sink Rooms (Male)	1-5	1	150 /area	150	5 toilets (urinals may be substituted for male bathroom per code), 5 sinks, wall-mounted hair dryer; accessible from locker room
3.206	Towel Access / Drop	-	1	25 /area	25	Located within locker room; shelf for towels; laundry bin for used towels.
3.207	Cot Storage	-	1	100 /area	100	Closet with fold up cots
3.208	Women's Locker/Changing Rooms	210	1	5.0 /locker	1,050	Half-height assigned lockers; deep enough for hangers; changing space, benches.
3.209	Unassigned Lockers	6	1	3.0 /locker	18	Small cubbie style lockers
3.210	Shower Rooms (Female)	1	3	40 /shower +10	130	Shower stall with drying area; ADA shower is 50 sf; accessible from locker room
3.211	ADA Shower Room (Female)	1	1	50 /shower	50	Shower stall with drying area; accessible from locker room
3.212	Toilet/Sink Rooms (Female)	1-5	1	150 /area	150	5 toilets, 5 sinks, wall-mounted hair dryer; accessible from locker room
3.213	Lactation Room	1	1	50 /room	50	Comfortable seating; shelf; located adjacent to the sinks.
3.214	Towel Access / Drop	-	1	25 /area	25	Located within locker room; shelf for towels; laundry bin for used towels.
3.215	Cot Storage	-	1	100 /area	100	Closet with fold up cots
3.216	Fitness Room	15	1	50 /person	750	Exercise equipment such as circuit training, weights, aerobic equipment.

NDCS – PROGRAM STATEMENT UPDATE & EXECUTIVE SUMMARY

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
3.217	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation
Subtotal Net Square Feet					4,401	
Grossing Factor					1.35	
Subtotal Gross Square Feet					5,941	
3.300 BRIEFING/TRAINING ROOMS						
3.301	Staff Briefing	50	1	20 /person	1,060	Adult learning desks or tables, chairs, A/V equipment & screen, white board, phone; time clock; outside of the perimeter.
3.302	Training Room	20	1	25 /person + 60 sf teach area	560	Narrow learning desk, A/V equipment; rotating ceiling mounted projector; white board on all available wall space; lectern; moveable partition for room division capability.
3.303	Computer Training Room	15	1	25 /person	435	Tables formed in a U-shape with 15 computer workstations, projector located within the room.
3.304	Training Storage	-	1	200 /area	200	Secure storage for A/V equipment, training materials, equipment
3.305	Training Coordinator	1	1	100 /office	100	OF-4
3.306	Safety Officer	1	1	100 /office	100	OF-4
3.307	Emergency Specialist	1	1	100 /office	100	OF-4
3.308	Break room	8-10	1	250 /area	250	BR-1; roll up pass through to training room 3.302.
3.309	Staff Restroom	1	2	50 /area	100	ADA-Compliant; easily accessible from the training/muster rooms
3.310	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation
Subtotal Net Square Feet					2,945	
Grossing Factor					1.35	
Subtotal Gross Square Feet					3,976	
3.400 MAIL ROOM						
3.401	Mail Room / Mailroom Specialist	1	1	300 /area	300	Work tables, shelving, bins, mail processing equipment; drop box for temporary staging of Inmate outgoing mail and packages; and mail slots located so they are accessed from the staff support corridor.
Subtotal Net Square Feet					300	
Grossing Factor					1.35	
Subtotal Gross Square Feet					405	
3.000 Total Interior Net Square Feet					7,746	
3.000 Total Interior Gross Square Feet					10,457	

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
3.000 Total Exterior Square Feet					(0)	

4.000 Custody Operations

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
4.000	CUSTODY OPERATIONS					
4.100	CUSTODY OPERATIONS					
4.101	Main Pedestrian Sallyport	10	1	300 /area	300	Doors leading to into the secure perimeter from the staff area, the public lobby; electronic key management system.
4.102	Visitor Sallyport	10	1	100 /area	100	Doors leading to into the secure perimeter from the public lobby and the visiting area;. Fluorescent light station at door leading into visitation room.
4.103	Custody Office	8	1	20 /person	160	Conference table, chairs, radio communications, phones, fire and smoke alarm/control panels, audio/video linkage, map storage & display; network printer; copier; radio chargers; eg boards.
4.104	Custody Captain	1	2	200 /office	400	OF-2
4.105	Clerical Staff	1	1	50 /wkstn	50	WS-3, adjacent to custody administrator
4.106	Shift Lieutenants	3	1	80 /person	240	Shared private office with file storage, book case, additional chairs.
4.107	Shift Sergeants	2	1	64 /person	128	Located within Shift Lieutenants' office (4.106); shared workstations.
4.108	Interview Room	1-3	1	150 /room	150	Table with seating for four.
4.109	Camera Monitoring Room	1-2	1	100 /room	100	Counter with monitor and security monitoring system. Seating for up to four.
4.110	Tool/ Key/Armory Sergeant	1	1	64 /wkstn	64	WS-2; bin for keying charts
4.111	Inmate Telephone Equipment Room	1	1	150 /room	150	Fiber optics telephone equipment, file servers, accessible by telephone vendor, desk, chair, computer work station (WS-4)
4.112	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation
4.113	Staff Restroom (M/F)	1	1	50 /room	50	ADA-Compliant
Subtotal Net Square Feet					1,932	
Grossing Factor					1.45	
Subtotal Gross Square Feet					2,801	
4.200	CENTRAL CONTROL					
4.201	Central Control Sallyport	5	1	100 /area	100	Access to the armory and central control
4.202	Armory	1-2	1	150 /area	150	Shelving; open space for shields; ventilation.
4.203	Central Control Room	3	1	300 /area	300	Includes security monitoring systems, alarm centers, intercoms, door controls, etc., pass-throughs
4.204	Beverage Station	-	1	25 /area	25	Coffee maker, water cooler; microwave; half-height refrigerator.
4.205	Staff Restroom	1	1	50 /area	50	ADA-Compliant

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
4.206	Computer Equipment Room	-	1	120 /area	120	Alarm switching equipment, power supplies, surge protectors, etc.; adjacent to central control; accessed through central control sallyport
Subtotal Net Square Feet					745	
Grossing Factor					1.45	
Subtotal Gross Square Feet					1,080	
4.300	CERT TEAM					
4.301	Satellite Muster Rooms	3	3	150 /area	450	3 lockers within privacy screen, curtain front; bench seating; wall mounted white board; shelves and racks for storing equipment (helmets, pads, restraints, etc.).
4.302	Staff Restroom	1	1	50 /area	50	ADA-Compliant; shower head located in corner; ample drainage with sloped flooring; eye wash station.
Subtotal Net Square Feet					500	
Grossing Factor					1.45	
Subtotal Gross Square Feet					725	
4.000 Total Interior Net Square Feet					3,177	
4.000 Total Interior Gross Square Feet					4,607	
4.000 Total Exterior Square Feet					(0)	

5.000 Visitation

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
5.000	VISITATION					
5.100	CENTRAL VISITATION					
5.101	Inmate Sallyport	1-6	1	100 /area	100	Wall-mounted coat rack/hooks
5.102	Inmate Waiting Area	12	1	150 /area	150	Pre/post search waiting
5.103	Inmate Toilet	1	1	50 /area	50	Enclosed, ADA compliant; lockable; sized for officer observation; lockable cabinet..
5.104	Inmate Search Area	1-4	1	190 /area	190	Bench seating (40sf) and 3 search/changing alcoves (30sf ea); 1 ADA alcove (50sf); space for laundry cart(10sf).
5.105	Contact Visitation Room	120	1	20 /person	2,400	ADA-compliant; low tables, loose chairs
5.106	Secondary Visitation Room	48	1	20 /person	960	ADA-compliant; low tables, loose chairs.
5.107	Inmate Side - Non-Contact Visitation Booth	1-3	1	40 /booth	40	Enclosed; visual privacy between booths; lockable document pass.
5.108	ADA Compliant Inmate Side - Non-Contact Visitation Booth	1-3	1	60 /booth	60	Enclosed; visual privacy between booths; lockable document pass.
5.109	Official Visiting Rooms	1-4	4	150 /area	600	Table and loose chairs; glazing, sound attenuation measures; 2 in each visiting room.
5.110	Multipurpose Conference Room	15	2	25 /person	375	Table and loose chairs; glazing on walls to permit visibility; sound attenuation measures; video conferencing; one in each visiting room.
5.111	Visitor Restrooms (M/F)	1	4	50 /area	50	ADA-compliant; baby changing station; locked-opened by visitation officer; two in each visiting room.
5.112	Child Play Area	8-10	2	200 /area	400	Colorful matting and cubbies; one per visiting room
5.113	Vending Area	2-4	2	100 /area	200	one per visiting room
5.114	Janitor closet	-	2	40 /area	80	Slop sink, mop racks, ventilation
5.115	Visitation Officer Work Podium	1	2	60 /area	60	Centrally located to facilitate visibility of entire visiting space and sallyport; telephone or paging system.
5.116	Staff Restroom	1	2	50 /area	100	ADA-Compliant
Subtotal Net Square Feet					5,815	
Grossing Factor					1.40	
Subtotal Gross Square Feet					8,141	
5.200	FAMILY REUNIFICATION AREA					

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
5.201	Picnic Area	-	1	1,000 /area	(1,000)	Picnic tables, grills adjacent to contact visiting area
<p align="right">Subtotal Net Square Feet 1,000</p> <p align="right">Grossing Factor 1.10</p> <p align="right">Subtotal Gross Square Feet 1,100</p>						
<p align="right">5.000 Total Interior Net Square Feet 5,815</p> <p align="right">5.000 Total Interior Gross Square Feet 8,141</p> <p align="right">5.000 Total Exterior Square Feet (1,100)</p>						

6.000 Intake and Release

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
6.000	INTAKE AND RELEASE					
6.100	I&R VEHICLE GARAGE					
6.101	Vehicle Garage	-	1	2,500 /area	(2,500)	Enclosed; 2 lanes (including 1 drive by lane & 1 passenger bus parking lane; covered; 3 parking spaces; hose bib and appropriate drainage sanitary sewage system; gun lockers; pole-mounted intercom/CCTV; bi-fold vehicle doors and pedestrian doors operated by central control.
Subtotal Interior Square Feet Grossing Factor Subtotal Gross Square Feet Subtotal Exterior Square Feet					(2,500) 1.00 (2,500) (0)	
6.200	INTAKE PROCESSING					
6.201	Intake Pedestrian Sallyport	6	1	120 /area	120	Secure doors; padding for searches; drop bin to property staging 6.202; heat sealer, property bags.
6.202	Property Staging	-	1	50 /room	50	Sized for rolling cart; pin pad or proximity reader to access.
6.203	Transport Officer Workstations	1	2	25 /area	50	Counterpace with computer; visibility to open waiting; shared printer.
6.204	Staff Restroom	1	1	50 /area	50	Toilet, sink; ADA accessible.
6.205	Inmate Toilet	1	1	70 /area	70	Enclosed, ADA compliant; lockable; sized for officer observation; lockable cabinet..
6.206	Open Waiting	10	1	20 /person	200	Tandem seating secured to the floor; visible from R&D area.
6.207	High-Risk/Individual Holding Cells	1	2	80 /cell	160	Bench seating, toilet, glazed cell front with cuff/leg-iron slot; visible from the R&D work area
6.208	Changing Area	3	1	45 /person	135	Individual cubicle with privacy screening; café style doors.
6.209	Shower/Changing - ADA	1	1	50 /person	50	Individual cubicle with shower with outer drying area/clothing exchange cubicles, café style doors, ADA accessible.
6.210	Metal Detection / Search	2	1	100 /area	100	Walk -through metal detector or body scan
6.211	Property Transaction Window	1	1	50 /area	50	Located from property storage area to each change out area; WS-4; standing height stool
6.212	Clothing Issue	1	1	200 /area	200	Clothing racks; based on clothing sizes.
6.213	Property Storage	1	1	1000 /area	1,000	Hanging racks for clothing bags, shelving, 1 work station with computer
6.214	I&R Processing Counter	2	2	80 /area	160	Stool, molded plastic chair, computer, fixed camera, telephone, shared printer/fax.
6.215	Intake Supervisor	1	1	80 /area	80	WS-1

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
6.216	AFIS Machines	2	1	40 /station	40	Appropriate outlets and data cabling.
6.217	Medical/Mental Health Screening Room	2	1	100 /area	100	Stool, molded plastic chair, wall mounted BP; charting area, sink, computer, scale, telephone/fax.
6.218	Interview Room	2	1	100 /area	100	Work table, two chairs
<i>Ancillary Spaces</i>						
6.219	Break Room /Pantry/Coffee	1-3	1	150 /area	150	BR-3
6.220	Supply Storage	1	1	50 /area	50	Forms/supply storage.
6.221	Printer/Copier/Work Alcove	-	1	50 /area	50	Copier, networked printer, work table
6.222	Staff Restroom	1	1	50 /area	50	Toilet, sink; ADA accessible
6.223	Janitor's Closet	-	1	40 /area	40	Utility sink, mop racks, ventilation
Subtotal Interior Square Feet					3,055	
Grossing Factor					1.45	
Subtotal Gross Square Feet					4,430	
6.300 RECORDS ROOM						
6.301	Transaction Window Workstation at Reception	1	1	50 /area	50	WS-3; standing height stool
6.302	Records Officer	1	1	64 /wrkstn.	64	WS-2
6.303	Printer/scanner/fax Workstations	1	1	40 /area	40	Workstation located within the work area
6.304	Records Manager	1	1	100 /area	100	OF-4
6.305	File Storage	-	1	200 /area	200	Space saver filing system, copier, fax; adjacent to reception area.
Subtotal Interior Square Feet					454	
Grossing Factor					1.45	
Subtotal Gross Square Feet					658	
6.400 RELEASE PROCESSING						
6.401	Transport Pedestrian Sallyport	6	1	120 /area	120	2 doors; one leading to the release area and one leading into the vehicle garage.
6.402	Individual Holding Cells	1	2	80 /cell	160	Bench seating, toilet, glazed cell front with cuff/leg-iron slot.
6.403	Group Holding Cell	5	1	35 /inmate	175	Bench seating, toilet, glazed cell front.
6.404	Release Sallyport	2	1	100 /area	100	2 doors; one leading to the release area, and one leading into the public lobby.
Subtotal Interior Square Feet					100	
Grossing Factor					1.40	
Subtotal Gross Square Feet					140	
6.000 Total Interior Net Square Feet					3,609	
6.000 Total Interior Gross Square Feet					7,728	
6.000 Total Exterior Square Feet					(2500)	

7.000 Health Clinic

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
7.000	HEALTH CLINIC					
7.100	OUTPATIENT MEDICAL/MENTAL HEALTH CLINIC					
7.101	Open Waiting-Male	30	1	15 /person	450	Cabling for medical programs viewing; coat rack.
7.102	Open Waiting-Female	5	1	15 /person	75	For CCC-L females. Adjacent to male open waiting but with sight separation. Cabling for medical program viewing; coat rack.
7.103	Holding Cell	1	1	60 /person	60	Holding cell for inmate who is unable to be managed in open waiting.
7.104	Offender Restroom	1	1	50 /area	50	ADA accessible; wall-mounted water fountain outside of rest room
7.105	Officer's Desk	1-2	1	50 /area	50	WS-4
7.106	Reception and Nursing Station	4	1	200 /area	200	To provide direction to the inmates; to review and note orders for implementation. Central hub area of the clinic.
7.107	Nursing Supervisor	1	1	100 /office	100	OF-4; One small office behind nursing station: for nursing supervisor with half wall glazing to be able to observe the clinic area.
<i>Outpatient Medical Clinic</i>						
7.108	Medication Storage	5	1	500 /area	500	Adjacent to waiting area; two securable medication distribution windows 2 pill lines adjacent to medication storage; sink, shelving, computer, printer, fax machine, counter space, narcotics cabinet, cabinets, cart storage and staging area, refrigerator; includes pharm tech workstation with desk, chair, computer, printer/fax/scanner
7.108	Pill Lines	20	2	20 /area	40	2 pill lines adjacent to medication storage
7.109	General Clinic Exam Rooms	1-2	3	120 /area	360	Separated by block wall dividers; privacy curtains; exam table, wall mounted diagnostic equipment, desk area for computer station; sink; lockable cabinets. All equipped for telemedicine.
7.110	Specialty Clinic Exam Rooms	1-2	3	150 /area	450	Separated by block wall dividers; privacy curtains; plastic chair; counter for computer. The 3 rooms will be designated and equipped for x-ray, telemedicine, trauma, minor procedures and lab draws/specimen collection.
7.111	Chemotherapy and Dialysis Space	5	1	80 /chair	400	Four recliners, TV/music access, counter space, lockable storage with shelving, nurse station
7.112	Crash cart/stretchers/backboard Alcove	-	1	80 /area	80	Outlets; adjacent to trauma room
7.113	Offender Toilet	1	1	50 /area	50	Adjacent water cooler. Specimen pass through to exam room for lab work

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
7.114	Phlebotomy Alcove	1	1	150 /area	150	Phlebotomy alcove; centrifuge; eye-wash station; emergency pull-shower; counter space, locked cabinets, refrigerator, shelving for storing reagent strips, vacuum tubes and sharps.
7.115	Dental operatory	3	2	160 /area	480	Two double operatories
7.116	-Panorex	1	1	85 /area	85	Located in Dentistry Suite
7.117	-Dental Lab/Work Area	1	1	50 /area	50	Located in Dentistry Suite
7.118	-Dental Storage	1	1	80 /area	80	Located in Dentistry Suite
7.119	-Dentist Office	1	1	120 /area	120	OF-3; located in Dentistry Suite
7.120	-Shared Dental Hygienist and Assistant Office	2	1	140 /area	140	OF-5; located in Dentistry Suite
7.121	-Sterilization Work	1	1	120 /area	120	"Clean" and "dirty" instrument preparation
7.122	Optometry Room	1	1	180 /area	180	Sized for several pieces of optometric equipment. Needs to be longer than the standard exam room in order to accommodate sight testing equipment.
7.123	Medical Supply Room	-	1	300 /area	300	Sized for equipment and supplies
7.124	Clean Utility	-	1	50 /area	50	Icemaker, sink, shelving, storage
7.125	Soiled Utility	-	1	50 /area	50	hopper sink, Includes enclosed area for temporary biohazard waste holding
7.126	Janitor Closet	1	1	40 /area	40	
<i>Outpatient Mental Health Areas</i>						
7.127	Interview Rooms	2-4	3	150 /area	450	Interview room sized for up to 4 people with EMR workstation for charting, table, chairs; allow equipped with telemedicine.
Subtotal Net Square Feet					5,160	
Grossing Factor					1.50	
Subtotal Gross Square Feet					7,740	
Subtotal Exterior Square Feet					(0)	
7.200 CENTRALIZED MEDICAL SUPPORT AREA						
7.201	Multipurpose Room	3-6	1	200 /area	200	Nurse report and charting room with computer workstations; storage for forms; telephone; can be used for reporting.
7.202	Medical Records	1	1	200 /area	200	Space saver file system; work counter; copy machine; scanner; office for supervisor
7.203	Medical Records Workstations	1	2	50 /wkstn	100	WS-4; located within Records
<i>Medical Administration</i>						
7.204	Medical Secretary	1	1	80 /wkstn	80	WS-2
7.205	Health Services Administrator	1	1	120 /office	120	OF-3
7.206	Physician	1	1	120 /office	120	OF-3
7.207	Psychologist	1	1	120 /office	120	OF-3

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
7.208	Nurse Practitioner Office/Physician's Assistant	1	1	100 /office	100	OF-4
7.209	Director of Nursing	1	1	120 /office	120	OF-3
7.210	Nursing Supervisor	1	2	140 /office	280	OF-5
7.211	Copy/Fax/ Work Room	1-2	1	150 /area	150	Copier, fax, shelving and storage for office supplies.
7.212	Conference Room	20	1	300 /area	300	CF-2; movable partition for dividing the room into two smaller conference rooms.
<i>Shared Areas</i>						
7.213	Staff Restroom (M/F)	1	2	150 /area	300	ADA accessible; sized for half height lockers, privacy for exposure shower.
7.214	Break Room/Pantry/Coffee	1-10	1	150 /area	150	BR-2
Subtotal Net Square Feet					2,340	
Grossing Factor					1.25	
Subtotal Gross Square Feet					2,925	
Subtotal Exterior Square Feet					(0)	
7.000 Total Interior Net Square Feet"					7,500	
7.000 Total Interior Gross Square Feet"					10,665	
7.000 Subtotal Exterior Square Feet					(0)	

8.000 Medical Housing

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
8.000	MEDICAL HOUSING					
8.100	SKILLED NURSING FACILITY (SNF) BEDS [27 SNF, 2 Isolation, 3 Hospice suites]					
8.101	Single Occupancy Isolation	1	2	150 /area	300	Hospital bed, IV capability; ADA toilet/water closet/shower, nurse call, negative/positive pressure; TV, data port/lines, at least 4 electrical outlets per bed; emergency generator back-up for all electrical
8.102	Isolation Alcove	1	1	50 /area	50	Include storage for gowns, booties, caps, gloves and masks with space for a disposal receptacle; sink
8.103	Single Hospice Rooms	1	3	150 /person	450	ADA compliant room; toilet and sink with removable ADA grab bars; two outlets for each occupant; nurse call; desk, chair and underbed storage per occupant.
8.104	Toilet for Hospice Suite	1	3	50 /area	150	ADA compliant restroom adjacent to Living room
8.105	Living Room	1	3	180 /area	540	One living room serves one hospice room; sitting area for family visits; sink and microwave; fold out table; sleeper sofa
8.106	ADA Compliant High Security Single Occupancy Rooms	1	27	150 /area	4,050	Hospital bed, IV capability, ADA toilet/water closet, nurse call, sink, TV, data port/lines, emergency generator back-up for all electrical
8.107	ADA compliant. Shower	1	4	50 /area	200	Double shower head, vented doors, appropriate glazing, outer drying/dressing area; half height café doors.
8.108	Dayroom	16	1	35 /person	560	Fixed tables, plastic chairs, 1 pedestal telephones, 1 ADA height, 1 kiosks for video visitation/conferencing; at least one electrical outlet per occupant for supportive medical equipment (12 outlets).
8.109	Food Cart/Trash Alcove	-	1	80 /area	80	Sufficient space for staging of food cart; covered trash cans; ice maker.
8.110	Soiled Utility	1	1	85 /area	85	With enclosed bin for temporary biohazard storage.
8.111	Clean Utility/Linen	1	1	85 /area	85	
8.112	Janitor Closet	1	1	40 /area	40	Slop sink, mop racks, ventilation, glazing on door to allow observation
8.113	Nursing/Clinical Workstation	1-3	1	200 /area	200	Desk, chairs, secure file storage, charting area, tamper-proof control panel; situated so as to provide good visibility into all areas; workstations; secure medication storage; sink; file storage.

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
8.114	Officer Station	1	1	60 /area	60	Standing height work desk/counter, stool, daily needs storage, control panel for doors, computer; visibility into the area maximized; visibility into the adjacent interview room; adjacent to the nursing/clinical workstation.
8.115	Medication Storage	1	1	80 /area	80	small sink; secure medication cart
8.116	Staff Toilet	1	1	50 /area	50	ADA compliant
Subtotal Net Square Feet					6,980	
Grossing Factor					1.65	
Subtotal Gross Square Feet					11,517	
Subtotal Exterior Square Feet					(0)	
8.000 Total Interior Net Square Feet					6,980	
8.000 Total Interior Gross Square Feet					11,517	
8.000 Total Exterior Square Feet					(0)	

9.000 Mental Health Care

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
9.000	MENTAL HEALTH CARE					
9.100	SECURE MENTAL HEALTH POD (1 unit of 32 rooms including 2 subpods of 4 singles; 3 subpods of 8 singles)					
9.101	Single Occupancy High Acuity Cells	1	4	80 /cell	320	Includes low solid bed, shelf, fixed desk, fixed stool, stainless steel combination toilet/lav, swinging solid door with vision panel, one telephone jack in corridor between 2 cells; ADA compliant; 4 cells per subunit with camera monitoring.
9.102	Subdayroom	1-4	1	35 /person	140	Seating for up to 4; heavy/fixed 4-person tables; 1 security telephone; sound attenuation measures.
9.103	Single Occupancy High Acuity Cells	1	4	80 /cell	320	Includes low solid bed, shelf, fixed desk, fixed stool, stainless steel combination toilet/lav, swinging solid door with vision panel, one telephone jack in corridor between 2 cells; ADA compliant; 4 cells per subunit. Camera monitoring.
9.104	Subdayroom	1- 4	1	35 /person	140	Seating for up to 4; heavy/fixed 4-person tables; ; 1 security telephone; sound attenuation measures.
9.105	Single Occupancy Secure Mental Health Cells	1	8	80 /cell	640	Includes low solid bed, shelf, fixed desk, fixed stool, stainless steel combination toilet/lav, swinging solid door with vision panel, one telephone jack in corridor between 2 cells; ADA compliant; 8 cells per subunit. Camera monitoring
9.106	Subdayroom	4	1	35 /person	140	Seating for up to 4; heavy/fixed 4-person tables; large weighted formed chairs; 1 security telephone; sound attenuation measures.
9.107	Single Occupancy Secure Mental Health Cells	1	8	80 /person	640	Includes low solid bed, shelf, fixed desk, fixed stool, stainless steel combination toilet/lav, swinging solid door with vision panel, one telephone jack in corridor between 2 cells; ADA compliant; 8 cells per subunit. Camera monitoring.
9.108	Subdayroom	4	1	35 /person	140	Seating for up to 4; heavy/fixed 4-person tables; large weighted formed chairs; 1 security telephone; sound attenuation measures.
9.108	Single Occupancy Secure Mental Health Cells	1	8	80 /person	640	Includes low solid bed, shelf, stainless steel fixed desk, fixed stool, stainless steel combination toilet/lav, swinging solid door with vision panel, one telephone jack in corridor between 2 cells; ADA compliant; 8 cells per subunit. Camera monitoring.

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
9.109	Subdayroom	4	1	35 /person	140	Seating for up to 4; heavy/fixed 4-person tables; large weighted formed chairs; 1 security telephone; sound attenuation measures.
9.110	Safety Cell	1	2	80 /person	160	Walls and floor fitted with fire resistive and non-toxic rubberized product; flushing floor drain, controls outside of the cell. Camera Monitoring
9.111	Subdayroom	1	4	35 /person	140	Seating for up to 2; heavy/fixed 4-person tables; 1 security telephone; sound attenuation measures.
9.112	ADA compliant. Shower	1	4	50 /area	200	Double shower head, vented doors, appropriate glazing, cuff pass-thru, outer drying/dressing area; one shower in each subdayroom.
9.113	Video Visitation	1	2	50 /room	100	Secure wall mounted monitor with security cabled handset within enclosed, securable room; one visitation room within each subdayroom.
9.114	Dayroom	16	1	35 /person	560	Secured area for kiosks for video conferencing/visitation; ceiling mounted television located to minimize noise; heavy/fixed 4-person tables (one seat left off for ADA); large weighted formed chairs for up to 16
9.115	Pantry/Trash Alcove	-	1	80 /area	80	Sufficient space for staging of food cart; covered trash cans; ice machine; built-in microwave and refrigerator.
9.116	Recreation/Exercise Court	1	4	180 /area	(720)	Shared; partially covered for weather protection, solid door with vision panel, camera monitored; meets ACA standards for minimum covered exercise area size
9.117	Officer/Clinical Workstation	1-3	1	150 /area	150	Sized for 3 persons each with work counter, chairs, secure file storage. Nurse/clinical area will include a computer and charting area; security staff area will include computer, tamper-proof control panel. The workstation should be situated so as to provide good visibility into all rooms; handwashing station. Wired/wireless access to EMR Custody Management System and other databases
9.118	Counseling Rooms	2-4	1	100 /area	100	Table and stackable chairs for 4 people
9.119	Group Room	6	1	20 /person	120	Table and stackable chairs for 5 offenders and 1 group leader.
9.120	Mental Health Staff Office	2	1	100 /person	200	OF-4; assigned office for mental health professional assigned to secure mental health pod with visibility of the pod. Wired for or wireless access to EMR and other data
9.121	Storage	-	1	40 /area	40	Secure area accessible to staff workstation; shelving

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
9.122	Clean Utility	-	1	100 /area	100	Secure area accessible to staff workstation; shelving
9.123	Soiled Utility	-	1	60 /area	60	Secure area accessible to staff workstation; bins for storage of soiled linens, designated container for bio-hazard waste removal
9.124	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation, glazing on floor to allow observation
9.125	Staff Toilet	1	1	50 /area	50	ADA compliant
9.126	Pedestrian Sallyport	5	1	80 /area	80	
NET Square Feet					6,160	
Grossing Factor					1.65	
Subtotal Gross Square Feet					10,164	
Subtotal Exterior Square Feet					(720)	
9.200	SHARED MEDICAL AND SECURE MENTAL HEALTH HOUSING SUPPORT AREA					
9.201	Seating Area	5	1	10 /person	50	
9.202	Multi-Purpose/ Classrooms	10	1	25 /pers.+50 inst area	300	Teacher station, narrow 2-person learning tables, sturdy molded plastic chairs, white board, cabled for video learning; computer cart with CD-ROM capabilities CCTV capabilities.
9.203	Triage/Exam	1-2	1	120 /area	120	Workstation, chair, computer, exam table, charting area, phone, visitor chair; wired/wireless for telemedicine and access to EMR and other databases, motion sensitive sink
9.204	Medication Distribution	-	1	100 /area	100	Motion sensitive Sink, undercounter refrigerator. Window to the waiting area with a water cooler and dispenser located outside of the area; interior sized for staff dispensing medication through a roll down window and a medication cart; authorized card access.
9.205	MH Professional Staff Office	2	1	100 /area	100	OF-4
9.206	Interview/Counseling Rooms	2-4	2	100 /area	200	Table and stackable chairs for 4 people
9.206	Officer Station	1	1	60 /area	60	Standing height work desk/counter, stool, daily needs storage, control panel for doors, computer; visibility into the area maximized; visibility into the adjacent interview room
9.207	Offender Restroom	1	1	50 /area	50	Secure area accessible to staff workstation; cubicles and shelving for offender property
9.208	Staff Restroom	1	1	50 /area	50	ADA Compliant
9.209	Janitor Closet	-	1	40 /area	40	Slop sink, mop racks, ventilation, glazing on door for observation

NDCS – PROGRAM STATEMENT UPDATE & EXECUTIVE SUMMARY

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
					Subtotal Net Square Feet	1,070
					Grossing Factor	1.45
					Subtotal Gross Square Feet	1,552
9.300 STAFF OFFICES AND SUPPORT						
9.301	Administrative Support	1	1	64 /wrkstn	64	workstation, wireless access to EMR and other databases
9.302	Shared Clinical Staff Office	2	1	140 /office	140	workstation, wireless access to EMR and other databases
9.303	Copy/Fax/ Work Room	1-2	1	150 /area	150	-
9.304	Correctional Counselor	1	1	80 /area	80	-
9.305	Office for Activity Therapist	1	1	100 /area	100	Office for activity therapist who provides activities for all mental health living units.
9.306	Break Room/Pantry/ Coffee	1-10	1	150 /area	150	Shared by all security/mh staff assigned to area; also used for meetings and staff training
					Subtotal Net Square Feet	684
					Grossing Factor	1.25
					Subtotal Gross Square Feet	855
					9.000 Total Interior Net Square Feet	7,914
					9.000 Total Interior Gross Square Feet	12,571
					9.000 Total Exterior Square Feet	(720)

10.000 Food Service

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
10.000 FOOD SERVICE						
RECEIVING						
10.001	Receiving Dock		1	900 /area	900	OHD, dock leveler, cushion, floor drains
10.002	Refuse Sorting		1	350 /area	350	Hose reel, floor drain
10.003	Can Wash		1	120 /area	120	Hose reel, floor drain
10.004	Recycling		1	120 /area	120	Hose reel, floor drain
10.005	Trash Compactor		1	250 /area	250	Exterior space
Subtotal Net Square Feet					1,490	
Grossing Factor					1.2	
Subtotal Gross Square Feet					1,788	
Subtotal Exterior Square Footage					250	
FOOD SERVICE STORAGE						
10.006	Dry Storage		1	720 /area	720	High Density Shelving
10.007	Ingredients Room		1	120 /area	120	Preptables, scales
10.008	WIC-Dairy & Eggs		1	280 /area	280	Internal partition, shelving, dunnage
10.009	WIC-Produce & Meat		1	240 /area	240	Internal partition, shelving, dunnage
10.010	WIF		1	520 /area	520	Internal partition, shelving, dunnage
Subtotal Net Square Feet					1,880	
Grossing Factor					1.2	
Subtotal Gross Square Feet					2,256	
BAKERY						
10.011	Baking Production		1	900 /area	900	Mixers, Roll-in proofer & rotary oven, sheeter, rounder, cooling racks tables
10.012	Baking Holding		1	140 /area	140	Staging area for finished products
Subtotal Net Square Feet					1,040	
Grossing Factor					1.2	
Subtotal Gross Square Feet					1,248	
COLD FOOD PREPARATION						
10.013	Prep & Production		1	750 /area	750	Prep sinks, tables, slicers, mixers, food processors, refrigeration
Subtotal Net Square Feet					750	
Grossing Factor					1.2	
Subtotal Gross Square Feet					900	
HOT FOOD PREPARATION						
10.014	Prep Area		2	800 /area	1,600	Prep tables, sinks, mixers, processors

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
10.015	Cookline		1	450 /area	450	Combi oven, convection ovens, griddles, steamers, kettles, Type 1 exhaust hoods with UDS system
					Subtotal Net Square Feet 2,050 Grossing Factor 1.25 Subtotal Gross Square Feet 2,562	
SECURE UTENSIL STORAGE						
10.016	Storage & Check-out		1	150 /area	150	Secure door with vision light, knife & blade racks
					Subtotal Net Square Feet 150 Grossing Factor 1.2 Subtotal Gross Square Feet 180	
SPECIAL DIETS KITCHENS						
10.017	Medical Diet Kitchen		1	200 /area	200	Prep tables & sinks, refrigeration, microwaves & ventless oven
10.018	Religious Diet Kitchen		1	200 /area	200	Prep tables & sinks, refrigerators, microwaves, rice cooker
					Subtotal Net Square Feet 400 Grossing Factor 1.1 Subtotal Gross Square Feet 440	
PAN & UTENSILS WASHING						
10.019	Washing Area		1	260 /area	260	Powersink, clean pan racks
10.020	Chemical Closet		1	40 /area	40	Shelving
					Subtotal Net Square Feet 300 Grossing Factor 1.2 Subtotal Gross Square Feet 360	
CART ASSEMBLY & STAGING						
10.021	Cart Assembly		1	400 /area	400	Conveyor w/heated & refrigerated components, tray and pan racks
10.022	Cart Staging		1	300 /area	300	Cart storage area
					Subtotal Net Square Feet 700 Grossing Factor 1.2 Subtotal Gross Square Feet 840	
WAREWASHING						
10.023	Scraping & Dishwasher		1	900 /area	900	Flight DW, soiled dishtable w/troughs, pulper, hand sinks, cart staging
10.024	Janitor & Chemical Storage		1	80 /area	80	Mop sink, shelving

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No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
					Subtotal Net Square Feet	980
					Grossing Factor	1.1
					Subtotal Gross Square Feet	1,078
SERVICES						
10.025	Serving & Tray Makeup		2	250 /area	500	Hot holding cabinets, refrigeration, steamtables, tray carts
10.026	Health Care Serving		1	130 /area	130	Hot holding cabinets, refrigeration, steamtables, tray carts
					Subtotal Net Square Feet	630
					Grossing Factor	1.2
					Subtotal Gross Square Feet	756
FOOD SERVICE ADMINISTRATION						
10.027	Directors Office	1	1	120 /area	120	Desk, files, side chairs
10.028	Workstation Alcove	1	1	80 /area	80	Computer station
10.029	Central Office & Control	3	1	170 /area	170	Wrap-around windows for surveillance
					Subtotal Net Square Feet	370
					Grossing Factor	1.2
					Subtotal Gross Square Feet	444
INMATE & STAFF SERVICES						
10.030	Inmate Shakedown	2	1	50 /area	50	Door with vision light
10.031	Inmate Lockers		1	100 /area	100	50 lockers - 12x15x12 coat hooks
10.032	Inmate Restroom	1	1	60 /area	60	Single-use, ADA
10.033	Staff Lockers	12	1	90 /area	90	12 lockers - 12x15x72 coat hooks
10.034	Staff Restrooms	1	2	60 /area	120	Single-use, ADA
					Subtotal Net Square Feet	420
					Grossing Factor	1.1
					Subtotal Gross Square Feet	462
CULINARY TRAINING & MULTIPURPOSE						
10.035	Training Room	25	1	17 /seat	425	Seminar tables, stacking chairs, projector & screen
10.036	Demonstration Area	2	1	300 /area	300	Induction cooktop, sinks, refrigerator, dishwasher, secure storage
10.037	Restrooms	1	3	60 /area	180	Single-use, ADA
					Subtotal Net Square Feet	905
					Grossing Factor	1.2
					Subtotal Gross Square Feet	1,086

NDCS – PROGRAM STATEMENT UPDATE & EXECUTIVE SUMMARY

No.	Component	Pers/Units Per Area	Number of Areas	Space Standard	NSF	Notes
DINING ROOMS						
10.038	Dining Rooms	140	2	18 /seat	5,040	Fixed stainless 4-top tables with attached seating
10.039	Tray Pick-Up & Beverage		2	150 /area	300	Beverage & condiment counters
10.040	Janitor Closet		2	70 /area	140	Mop sink, shelving
					Subtotal Net Square Feet	5,480
					Grossing Factor	1.4
					Subtotal Gross Square Feet	7,672
10.041	Health Care Dining Room	50	1	20 /seat	1,000	Fixed stainless 4-top tables with attached seating
10.042	Health Care Servery		1	240 /area	240	Steam table, refrigerator, beverage counter, cart space
10.043	Health Care Warewashing		1	180 /area	180	Rack dishwasher, 3-comp sink, hand sink, tray racks
					Subtotal Net Square Feet	1,420
					Grossing Factor	1.2
					Subtotal Gross Square Feet	1,704
10.044	Staff Dining	40	1	18 /seat	720	Open plan tables & chairs
10.045	Staff Vending		1	140 /area	140	
					Subtotal Net Square Feet	860
					Grossing Factor	1.3
					Subtotal Gross Square Feet	1,118
					10.000 Total Interior Net Square Feet	19,825
					10.000 Total Interior Gross Square Feet	24,894
					10.000 Total Exterior Square Feet	250

Phase One Staffing

PHASE ONE STAFFING

The Phase One staffing plan will support the enhanced health care services to be centralized at the RTC coupled with the consolidation of the LCC and DEC institutions. Health care staffing will increase, as noted in Table 4 that follows, to meet the health care needs of this most volatile and sick community of inmates. NDCS is in the process of developing a statewide staffing model that will include all of the NDCS institutions and the allocation of all the staffing at the consolidated RTC. This report will be completed at a later date by NDCS.

Beyond the operational benefits of providing more centralized health care to the system's inmate population, many efficiencies can be realized through the consolidation initiative at the RTC. Although the specific numbers cannot be determined as part of this report, efficiencies are realized through the consolidation of administrative staff (as many as six FTEs²), control rooms (potentially two FTEs), visitation and Custody Operations (seven FTEs). The overall total of staff projected for the Phase One project that includes the consolidation of the functions listed above is 525. The table that follows includes supervisory level custody staff, however, until the statewide staff model is completed, the total number of correctional officers will not be determined.

² FTE: Full time equivalent. The position assumes full salary and benefits, such as a warden or a correctional officer.

**Table 4
Additional Staffing Required for the RTC Health Care Component³**

Position	Day Shift	1st Shift	2nd Shift	3rd Shift	Relief Factor	Total FTE *	Salary	Total Salary	Benefits	Total
SNF: 32 beds										
RN		1.0	2.0	2.0	1.74	9.0	\$55,159	\$496,431	\$173,751	\$670,182
Travel Orders/Corporals		2.0	2.0	2.0	1.25	8.0	\$35,479	\$283,832	\$99,341	\$383,173
Behavioral Health: 24 beds										
Mental Health Sec Spec		2.0	2.0	1.0	1.74	9.0	\$30,699	\$276,291	\$96,702	\$372,993
Mental Health Pract II		1.0	1.0		1.74	3.0	\$42,976	\$128,928	\$45,125	\$174,053
Mental Health Pract Supr	1.0				1.00	1.0	\$49,972	\$49,972	\$17,490	\$67,462
Psychologist	1.0				1.00	1.0	\$109,289	\$109,289	\$38,251	\$147,540
Entire Unit										
Psychiatric Nurse Pract	0.5				1.00	0.5	\$110,824	\$55,412	\$19,394	\$74,806
Medication Aide		3.0	3.0		1.74	10.0	\$35,479	\$354,790	\$124,177	\$478,967
Secretary II	1.0				1.00	1.0	\$26,647	\$26,647	\$9,326	\$35,973
Unit Case Manager	1.0				1.00	1.0	\$41,007	\$41,007	\$14,352	\$55,359
Unit Manager	1.0				1.00	1.0	\$44,081	\$44,081	\$15,428	\$59,509
Corporal		1.0	1.0	1.0	1.74	5.0	\$35,479	\$177,395	\$62,088	\$239,483
Sergeant		1.0	1.0	1.0	1.74	5.0	\$39,428	\$197,140	\$68,999	\$266,139
Food Service Specialist		2.0	2.0		1.74	7.0	\$29,732	\$208,124	\$72,843	\$280,967
Maintenance Spec	3.0				1.00	3.0	\$32,182	\$96,546	\$33,791	\$130,337
Personnel Assistant	1.0				1.00	1.0	\$29,324	\$29,324	\$10,263	\$39,587
IT Support Analyst	1.0				1.00	1.0	\$45,806	\$45,806	\$16,032	\$61,838
TOTAL	10.5	13.0	14.0	7.0		66.5		\$2,621,015	\$917,355	\$3,538,370

* Indicates the figures were rounded.

³ Data provided by NDCS.

Mechanical, Electrical, and Plumbing Engineering Systems

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SYSTEMS DESCRIPTION

This revision to the original program statement for the Reception and Treatment Center (RTC) addition to the existing NDCS DEC and LCC facility. The revision outlines those items contained in the program statement which are herein revised to accommodate a Phase One project consisting of a reduced building addition size. The revisions identifies deviations to the information contained in the original program statement addressing mechanical, electrical, plumbing, fire protection and telecommunication systems as they relate to the proposed building addition.

Mechanical

Design Criteria

The mechanical design criteria for the 54-bed Reception and Treatment Center (RTC) Phase 1 addition will remain as described in the original program statement. The design criteria include requirements related to codes, design conditions, and outside air requirements.

Mechanical Systems

The mechanical systems described in the program statement for the new RTC will differ slightly from those proposed for this Phase I project. The deviation from that in the program statement includes how cooling and heating water will be provided to the RTC. Instead of providing HVAC water systems from a remote central plant, the heating and cooling water will be produced and pumped throughout the facility from a central equipment plant located within the footprint of the RTC.

The chilled water used for cooling will be produced by an exterior located air-cooled chiller. The outdoor chiller would be provided with glycol for freeze protection or the chiller would be provided with a remote indoor DX/chilled water heat exchanger bundle. Chilled water produced by the RTC chiller would be distributed to the building's variable air volume (VAV) central air handling equipment by means of piping system utilizing end-suction chilled water pumps. Heating water would be produced by gas-fired high-efficiency boilers with heating hot water distributed to the building's VAV central air handling equipment and space fan-powered, air terminal units which incorporate hot water reheat coils. All hydronic pumps will utilize variable frequency controllers to allow for variable flow throughout the facility. All air handling equipment coils will utilize 2-way control valves coupled with the variable flow pumps resulting in pump energy savings.

Energy Recovery Units (ERU)

An ERU will be utilized as outlined in the initial program statement. Supply, return, and exhaust air systems and room distribution will not differ significantly from those previously described in the program statement. As mentioned in the program statement, humidification will be utilized for conditioning wintertime outside air before distribution to the RTC patient and care areas. A small reverse osmosis (RO) system and storage tank will provide humidification source water to the duct mounted dispersion tubes. The ERU will be provided with a bypass duct and isolation dampers to allow for free cooling when outside conditions permit.

Kitchen and Dining

The work outlined in the program statement involving a new central kitchen and dining space within the RTC is still valid. Cooking and service equipment located in the kitchen will be provided to support the RTC initially in Phase I. Additional cooking

equipment increasing the kitchen's capacity will be added to support the building's increased growth in the future.

Plumbing, Fire Protection and Temperature Control

Plumbing systems including domestic water, sanitary and vent piping systems, and plumbing fixtures will be included as described in the initial program statement. Fire protection and building automation systems (temperature control) will be provided as initially described as well.

Upgrades to DEC and LCC buildings

The work described in the program statement as mechanical upgrades to the existing systems for the DEC and LCC buildings will no longer be included in this initial phase of work. The work included in upgrading the DEC and LCC infrastructure included the removing and replacing the building's air handling units, VAV air terminal units, controls, dampers and actuators, removing and replacing existing plumbing piping, relocating the two existing cooling towers, and the extension of the building's fire protection systems to serve areas of these buildings not currently sprinkled. This work is deferred until a future phase.

Repurposing Areas of the DEC and LCC

Repurposing the medical and office spaces of the DEC initially outlined in the program statement will not be included in Phase I. The work associated with the DEC will be deferred to later phases of work associated with the overall campus master plan. Repurposing the kitchen and dining spaces in the LCC initially outlined in the program statement will be included in Phase I as an alternate.

Electrical

Design Criteria

The electrical design criteria for the Reception and Treatment Center (RTC) addition will remain as described in the program statement initially dated April 2015 except as noted below.

Since the remote Central Utility Plant is being deleted and primary mechanical equipment is being located in a mechanical room within the RTC, the electrical service description and emergency power description serving the RTC shall be modified as stated below.

Electrical Service

The RTC will be provided with electrical service from the Lincoln Electric System (LES) utility company.

A new State of Nebraska supplied medium voltage outdoor fusible metal enclosed switchgear and new outdoor current transformer/metering will be located on grade near the existing medium voltage pad mounted switch.

An existing pad mounted transformer is located to the west of the LCC Building. One new State of Nebraska supplied pad mounted transformer will be supplied. One transformer will serve the new RTC. Secondary service voltage from the transformer will be 480Y/277-volt three-phase, four-wire.

The existing current transformer cabinet, metering, and wiring serving DEC and LCC will be removed. The existing State of Nebraska owned medium voltage pad mounted switch will be connected to the new outdoor medium voltage switchgear. The existing pad mounted switch feeds two State of Nebraska owned pad mounted transformers. One pad mounted transformer serves the LCC Building and the other pad mounted transformer serves the DEC building. The existing concrete transformer pad, medium voltage underground primary electrical, and underground secondary electrical will need to be removed.

The secondary electrical service conductors will run underground from the one new State of Nebraska owned pad mounted transformer to the new main distribution switchboard in the new RTC.

The main switchboard will have an insulated-case main breaker with full-feature electronic trip and ground fault protection. A microprocessor-based Owner metering package will be provided for kWh, kW, kVAR, ampere, and voltage readouts.

Switchboard bussing will be copper braced for 75,000 AIC. A fully rated horizontal bus will be provided for all sections. Branch overcurrent devices will be molded-case circuit breakers. All components will be fully rated for the available ampere interrupting capacity.

Emergency Power

Emergency power will be supplied to the new RTC by a diesel-fueled engine generator located outdoors. The engine generator will be complete with double-wall, in-base fuel tank, radiator, silencer and walk around weatherproof enclosure. Fuel storage will be approximately 1-1 ½ gallons per kW but not larger than 1200 gallons per installation. The RTC will be classified as a health care occupancy. The emergency power system will need to comply with National Electrical Code Article 517 health care facilities. The RTC will be served by an emergency power system with four branches. The four branches are: Life safety, critical, equipment, and optional standby loads. The life safety branch shall include loads such as exit lighting, egress lighting, fire alarm system, communication system and security system per National Electrical Code Article 517.32 life safety branch.

The critical branch shall include nursing type lighting, receptacles, and equipment loads per National Electrical Code Article 517.33 critical branch.

The remainder of the RTC including all mechanical equipment will be connected to an optional standby emergency branch system per National Electrical Code Article 702. This optional standby branch will include a dedicated automatic transfer switch and the necessary distribution equipment.

Upgrades to DEC and LCC buildings

The electrical work described in the program statement as upgrades to the existing systems for the DEC and LCC buildings will not be included in Phase I. The work associated with the DEC and LCC infrastructure will be deferred to later phases of work associated with the overall campus master plan.

Repurposing Areas of the DEC and LCC

Repurposing the medical and office spaces of the DEC initially outlined in the program statement will not be included in Phase I. The work associated with the DEC will be deferred to later phases of work associated with the overall campus master plan.

Repurposing the kitchen and dining spaces in the LCC initially outlined in the program statement will be included in Phase I as an alternate.

Fire Alarm

A fire alarm system will be provided in the RTC. The existing fire alarm systems in the LCC and the DEC will not be replaced in the Phase 1 project.

Communications

Design Criteria

The communications design criteria for the Reception and Treatment Center (RTC) addition will remain as described in the program statement initially dated April 2015 except as noted below.

Communications Service

Since the remote Central Utility Plant is being deleted the two (2) 2 ½" conduits proposed to connect the Central Utility Building to the existing facilities will not be required.

Repurposing Areas of the DEC and LCC

Repurposing the medical and office spaces of the DEC initially outlined in the program statement will not be included in Phase I. The work associated with the DEC will be deferred to later phases of work associated with the overall campus master plan.

Repurposing the kitchen and dining spaces in the LCC initially outlined in the program statement will be included in Phase I as an alternate.

Description of Project Alternates

1. Upgrade Central Mechanical Equipment at DEC and LCC Alternate: \$800,000

The mechanical alternate includes the removal and replacement of the existing central mechanical equipment in the DEC and LCC facilities which include the following equipment:

- Water cooled chillers
- Cooling towers
- Boilers
- Chilled water pumps
- Condenser water pumps
- Heating hot water pumps

This work does not include any replacement of the facility's air handling units or air distribution equipment and systems, or controls system.

2. Emergency Power Alternate: \$280,000 (DEC) + \$800,000 (LCC) Total: \$1,080,000

Provide emergency power for the whole DEC/LCC/RTC campus.

The DEC has an existing 420 KW/525 KVA diesel-powered generator located in a dedicated room in the lower level. This generator currently serves the entire DEC.

The DEC currently has four emergency branches which are:

- Fire Pump
- Distribution Panel 'DPE'
- Motor Control Center 'MCE'
- X-Ray Machine

The fire pump, 'DPE', and 'MCCE' emergency branches are connected to separate automatic transfer switches. The X-ray machine is connected to a manual transfer switch.

The DEC is classified as a health care occupancy. The National Electrical Code (NEC) has codes dictating what emergency branches are required. The NEC required emergency branches are:

- Fire Pump
- Life Safety
- Critical
- Equipment
- Optional Standby

In order to comply with the NEC, existing loads will need to be connected to the correct emergency branches.

The required work will include the following:

1. Remove the existing main switchboard and providing a new main switchboard.
2. Reuse the existing 350 KW/437.5 KVA generator.

3. Remove the existing generator disconnects and distribution panel.
4. Provide a new generator distribution panel.
5. Remove the existing automatic transfer switches and provide five new automatic transfer switches.
6. Provide new panels and dry-type transformers to reconnect existing loads.
7. Reroute existing circuits to the NEC required emergency branches.

The LCC has an existing 350 KW/437.5 KVA diesel-powered generator located in the main mechanical room. This generator currently serves life safety, critical, and equipment heating loads. All these loads are connected to Motor Control Center 'MCCEI', emergency and normal power are routed to 'MCCEI' through an automatic transfer switch. The entire building is not connected to the emergency generator distribution system.

The LCC is classified as a health care occupancy. The NEC has codes dictating what emergency branches are required. The NEC required emergency branches are:

- Life Safety
- Critical
- Equipment
- Optional Standby

In order to comply with the NEC, existing loads will need to be connected to the correct emergency branches.

The required work will include the following:

8. Remove the existing generator and providing a new outdoor 1000 KW/1250 KVA generator.
9. Provide a new outdoor main switchboard.
10. Remove the existing automatic transfer switch and provide four new automatic transfer switches.
11. Provide a new outdoor generator distribution panel.
12. Providing new panels and dry-type transformers to reconnect existing loads.
13. Reroute existing circuits to the NEC required emergency branches.

The RTC will have its own emergency power distribution system which is not optional work.

3. Fire Alarm Alternate: \$600,000

The existing fire alarm system in the DEC and LCC is becoming antiquated and is difficult to maintain.

4. Upgrades Security and Door Controls Electronics at DEC and LCC: \$5,575,000
Estimate does not include any architectural, mechanical or electrical modifications to control or equipment rooms
 - a. No work included in areas of site plan marked to be "repurposed inmate cells"
 - b. No work included in "new building areas"

Systems Included:

- a. Door control and monitoring
- b. Approximately 637 existing controlled & monitored doors
- c. Approximately 65 monitored only doors
- d. In the emails authored by Rich Hildreth, it is assumed that the number of central control operated doors is included in the count of “throughout all” doors.
- e. IP video
- f. Approximately 380 existing cameras to be replaced (includes new cable)
- g. Approximately 95 new cameras (includes new conduit & cable)
- h. Network video recording
- i. 90 days storage on RAID 5 drives
- j. Half of the cameras are 1 MP (720P) recorded at 10 frames per second and half are 2 MP (1080P) recorded at 5 frames per second
- k. Digital Intercom
- l. Each controlled door includes 2 IC stations. Assumed half are existing and half are new.
- m. Public Address
- n. All new PA speakers and equipment
- o. Touchscreen GUI with PLC controls
- p. 12 housing unit control rooms and 2 central control rooms
- q. Total of 8 equipment rooms
- r. UPS backup of all systems and equipment
- s. Separate Video & Security LAN's
- t. Event data logging and recording

Systems Not Included:

- a. Staff Duress
- b. Watchtour
- c. Card Access
- d. Video Visitation
- e. Perimeter intrusion detection
- f. Metal detectors & motion detectors
- g. MATV
- h. Elevator, lighting or water control

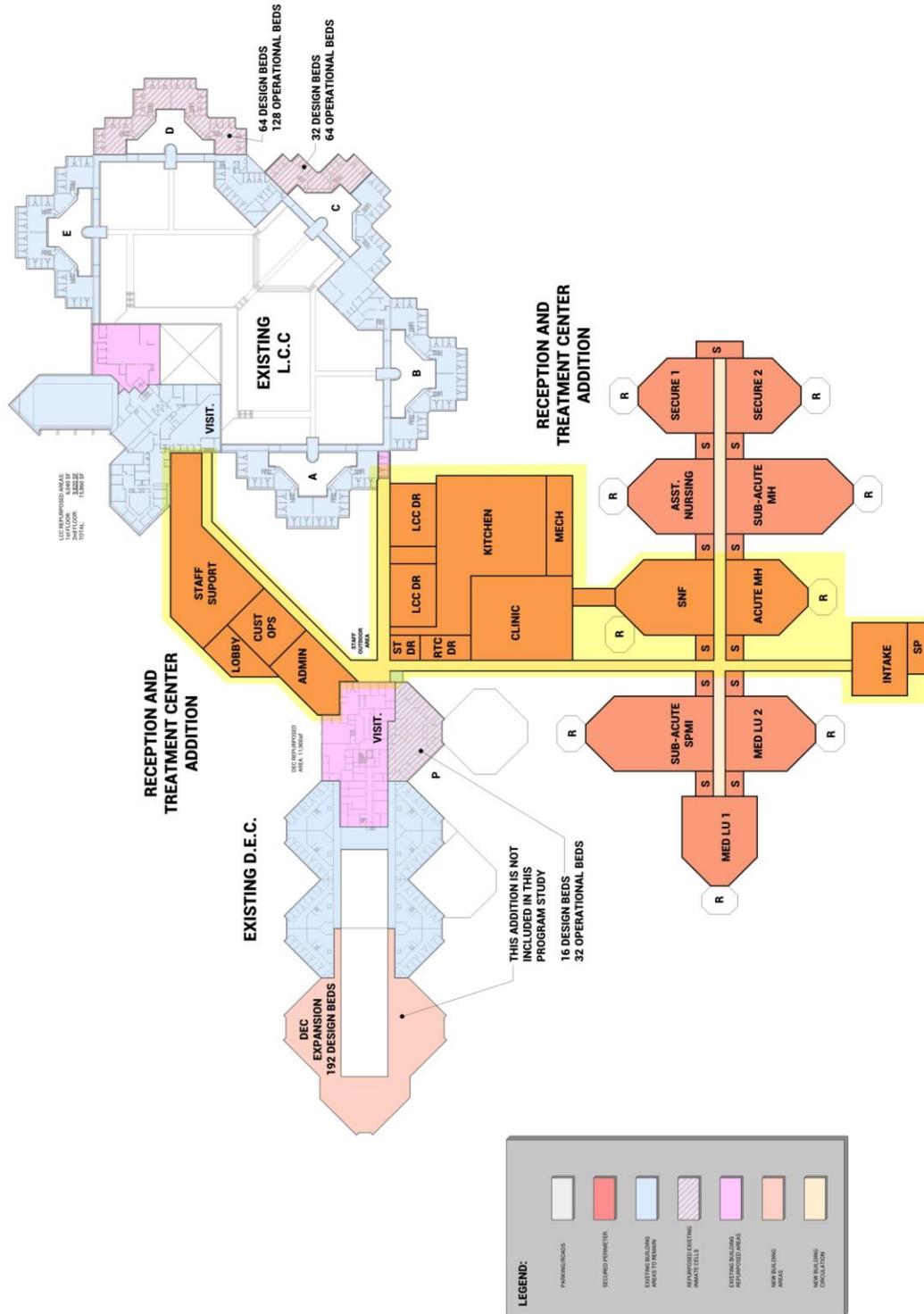
Estimate drops to \$5,100,000 if change video storage from 90 days to 30 days.

Additional cameras: \$4,770 per camera, including recording costs

ESTIMATE OF PROBABLE COST

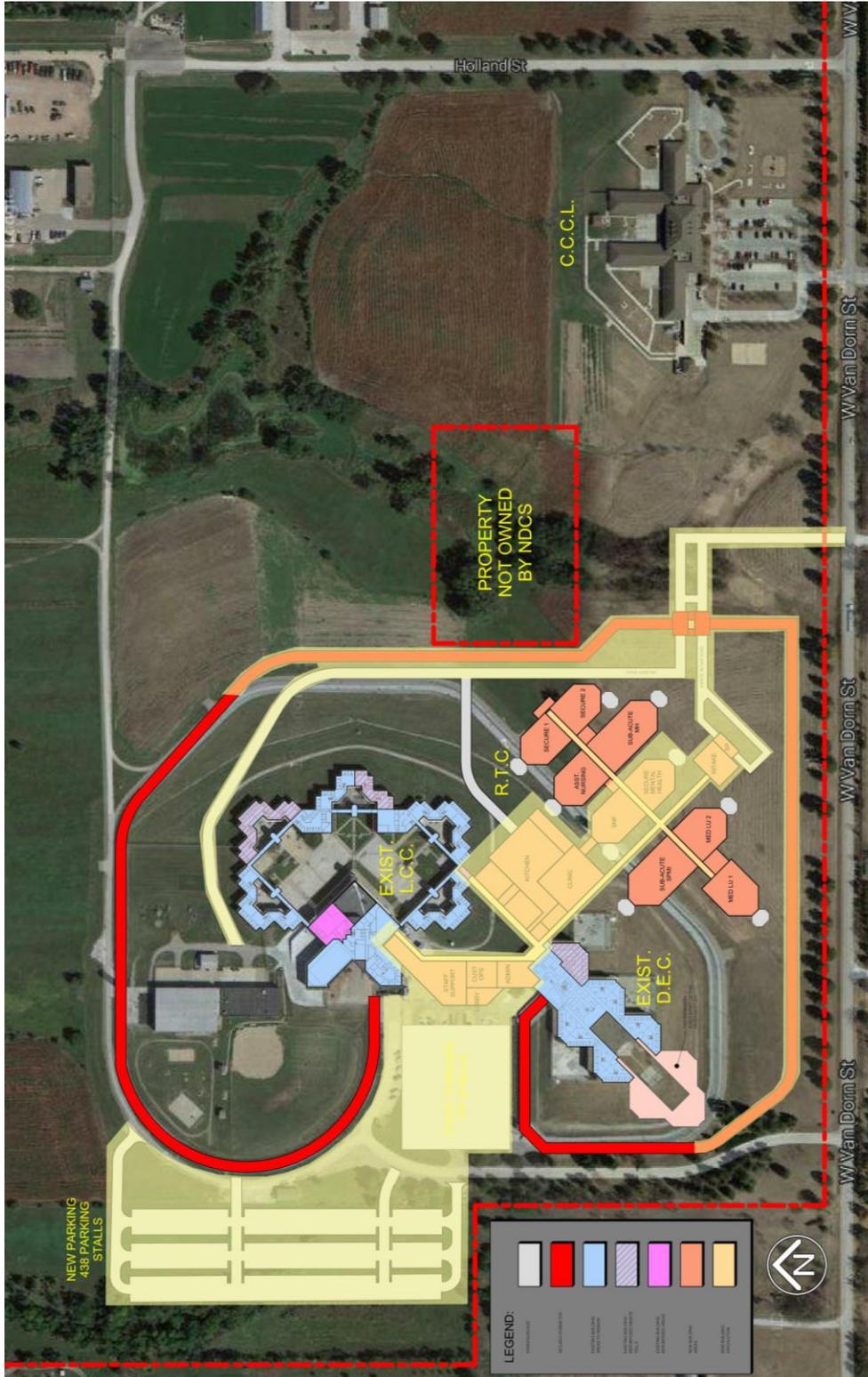
<u>AREA</u>		<u>GSF</u>	<u>\$/SF</u>	<u>COST</u>	<u>NOTES</u>
Public Lobby		2,444	\$225	\$549,900	
Administration		4,264	\$275	\$1,172,600	
Staff Support		10,457	\$275	\$2,875,675	
Custody Operations		4,607	\$400	\$1,842,800	
Visitation		8,141	\$225	\$1,831,725	
Intake and Release		8,501	\$300	\$2,550,300	
Health Clinic		10,665	\$300	\$3,199,500	
Medical Housing		11,517	\$400	\$4,606,800	
Mental Health Housing		12,571	\$400	\$5,028,400	
Food Service		24,864	\$380	\$9,448,320	
Central Mechanical/Electrical Room		10,000	\$200	\$2,000,000	
Subtotal		108,031	\$325	\$35,106,020	
Grossing Factor	15%	16,205	\$200	\$3,240,930	
Subtotal Construction		124,236		\$38,346,950	
Sitework				\$8,250,000	
Furniture & Equipment	5%			\$1,917,348	Allowance
Subtotal				\$48,514,298	
Contingencies	15%			\$7,277,145	
Subtotal				\$55,791,442	
Design Fees	12%			\$6,694,973	Incl Survey, testing, etc
Subtotal				\$62,486,415	
Inflation	8%			\$4,998,913	Construction Midpoint in 2020
Project Cost				\$67,485,328	
Project Alternates:					
1. Upgrade Central Equipment at DEC & LCC				\$800,000	
2. Emergency Power at DEC & LCC				\$1,080,000	
3. Upgrade Fire Alarm Systems at DEC & LCC				\$600,000	
4. Upgrade Security & Door Controls at DEC & LCC				\$5,250,525	
Alternates Total:				\$7,730,525	
Total Project Cost with Alternates				\$75,215,853	
Note:					
If 2 years are added to schedule:	8% Increase			\$5,398,826	Add to Project Cost

PLAN DIAGRAM



PLAN DIAGRAM
With Phase One Areas Shown Highlighted

SITE DIAGRAM



SITE DIAGRAM
With Phase One Areas Shown Highlighted