

LANCASTER COUNTY
DEPARTMENT OF CORRECTIONS

2006

PRE-ARCHITECTURAL JAIL STUDY



December 22, 2006

Prepared by the Consulting Study Team of:

The Clark Enersen Partners
Carlson West Povondra, Architects
Chinn Planning, Inc.

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SECTION I

INTRODUCTION

INTRODUCTION

BACKGROUND & PURPOSE OF THE STUDY

In early 2006, Lancaster County hired the Consulting Study Team of The Clark Enersen Partners, Carlson West Povondra Architects and Chinn Planning, Inc. to conduct and prepare a **Pre-Architectural Jail Study**. The purpose of the study is to forecast correctional system needs for the next fifteen to twenty years, conduct a needs assessment of existing facilities, and make facility and operational recommendations to meet future needs and enhance efficiencies.

The study builds on the **Needs Assessment and Master Plan Report** prepared in December 2001 by Voorhis/Robertson Justice Services. The Master Plan included a comprehensive assessment of the justice system and identified strategies for reducing and managing the inmate population in Lancaster County. Recommendations included system changes as well as alternatives to incarceration such as day reporting, out-of-custody work programs, home detention and community service. Several changes and programs were adopted resulting in a short-term reduction in the jail population. The Master Plan stated that depending on the success of these strategies, as many as 445 additional beds (for a total of approximately 700 beds) would be needed by 2020 at a construction cost of approximately \$48 million -- \$62 million in 2007 dollars. Lancaster County has grown faster than predicted in 2001 and so have crime rates. Crime and incarceration rates, particularly as they relate to substance abuse, methamphetamine use and mental illness, have grown dramatically. As a result and despite strategies in use to reduce the inmate population, the jail population has continued to grow significantly and is projected to do so for the foreseeable future.

OVERVIEW OF STUDY FINDINGS

The 2006 Pre-Architectural Jail Study includes a detailed forecast of correctional system needs through the year 2020. The forecasts summarized in **Section Two** are based on an analysis of demographic trends, crime and arrest trends, inmate admissions data, average length of stay and average daily population. The study also analyzes and provides profiles of the types of inmates that need to be housed in Lancaster County and the custody levels they require.

Currently, Lancaster County Corrections operates two facilities – the Intake and Detention Facility (IDF) at 10th and J Streets, and the Lancaster Correctional Facility (LCF) at 4420 N.W. 41st. The two facilities house a total of 373 beds. Due to overcrowding, Lancaster County has been forced to “lease” up to an additional 35 beds from Platte County Correctional Facility in Columbus. Depending on their availability, Lancaster County can accommodate up to 408 inmates. The forecasts outlined in **Section Three** of this study indicate that Lancaster County will need approximately 770 beds by 2020 and 870 beds by 2025. It is the Consulting Study Team’s recommendation that the new facilities should “set the stage” for future long term expansion for up to 1000 beds by appropriately sizing core facilities (e.g. food service, laundry, warehouse/commissary, etc.) and allowing for expansion space on the site. **Section Five** includes an assessment of the existing jail facilities.

The Study Team developed an architectural program, described in **Section Four**, for the “ideal” 800 - 1000 bed jail totaling 286,660 GSF and requiring a 30 acre site. Three concept alternatives or options were developed and analyzed in the course of the study that would generally meet these program requirements. Option A involves consolidation of all jail facilities at one location in an expansion of the existing jail to the south; Option B involves two jail locations – a renovated existing jail and a new remote site; and Option C involves a single jail location at a remote site, designed as the “ideal” jail. These are described in detail in **Section Six** of this document.

It should be noted that, without question, the highest cost of developing correctional facilities is not the cost of construction but the cost of operation over the life of the building. For this reason, each of the three options have been analyzed carefully for both project cost and operational cost. Not surprisingly, the cost of operating two facilities in Option B is significantly higher than the cost of operating one. In both Options A and C, there are inherent inefficiencies when one adapts the “ideal” program to two sites (Option B) or even two building components (Option A) due to duplication, an increase in building square footage, and operational inefficiencies.

Section Seven outlines the study recommendations and a framework for implementing them. The study recommends that Lancaster County proceed with construction of a single site jail on a remote site (Option C) and conversion of the existing jail to other county/city uses. This recommendation was unanimously endorsed by the Project Steering Committee and the Lancaster County Board at the October 24, 2006 following a draft presentation of the Pre-Architectural Study. Section Seven outlines a preliminary timeline for implementing the recommendations and potential funding options.

PLANNING PROCESS

The six-month planning process that guided the Pre-Architectural Study consisted of three primary components: 1) the development of operational & architectural programs, 2) the assessment of existing and potential facilities and sites to meet the program, and 3) the development of concept alternatives and recommendations. The process, which is illustrated in Figure 1-1, was designed to assure thorough data and trend analysis, objective site evaluation, and creative alternatives to meet long term correctional needs for Lancaster County.

Planning Process

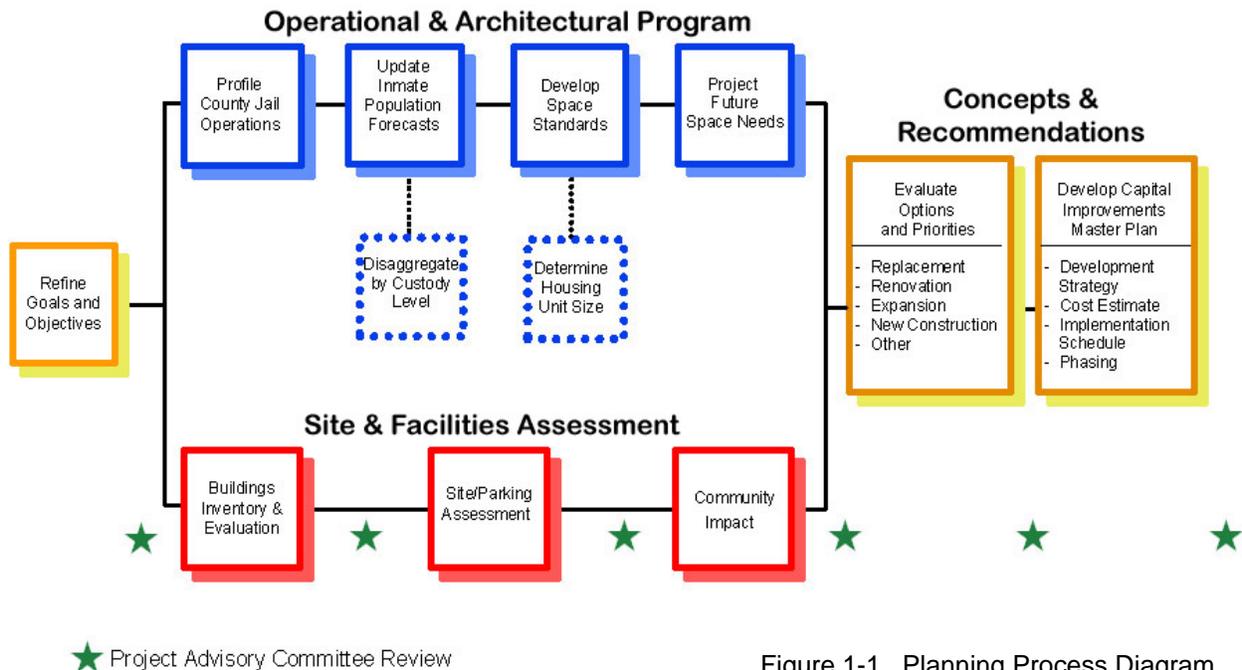


Figure 1-1. Planning Process Diagram

Planning Activities & Participants

At the outset of the project, two advisory groups were established to meet monthly between March and October, 2006, for the purpose of providing guidance and feedback to the Consulting Study Team of Chinn Planning, Carlson West Povondra, and The Clark Enersen Partners. The two groups were the Internal Working Group, which consisted solely of Department of Corrections administrative staff, and the Project Steering Committee, which was made up of individuals with expertise in corrections or criminal justice and community leaders.

The kick-off meeting for the pre-architectural study was held March 28th with the Internal Working Group to review relevant planning issues over a three-day period. Subjects included current jail operations and functions, demographic trends, law enforcement trends, and sentencing trends, offender trends and profiles, inmate projections, custody levels, current capacities, jail standards and best practices. The group discussed management concepts and the desire to support a direct supervision model.

The Internal Working Group walked the Consulting Study Team through current operational practices and deficiencies in the areas of intake, classification, inmate movement, security, programs, services, custody, training, and staffing. The group explored a vision for the preferred organizational and operational structure for maximum efficiencies. The Internal Working Group spent considerable time providing their input regarding the preferred future jail facility needs, housing unit sizes and configurations, functional relationships, circulation, security, site and all aspects of the jail operation. The Internal Working Group reviewed trend data, projected capacity requirements, housing unit and classification models, and staffing estimates prepared by the Study

Team. Together, they developed preliminary space requirements and relationship diagrams for all functional areas of the facility.

In early June, members of the consulting team and the Internal Working Group conducted a “best practices” site visit to three jail facilities in Montgomery County, Maryland, and Arlington, Virginia. The visit allowed the group to see and evaluate recently built facilities and new operational models. The trip was especially valuable in creating a shared experience and language from which everyone could draw in the development of the architectural and operational plans.

Monthly meetings of the Project Steering Committee began in June and continued until October, 2006. At the initial meeting, the Study Team provided the committee with an overview of the study intent and the findings developed to date. They reported on inmate growth trends and projections, capacity requirements and the preliminary architectural program. Tours of the facilities were provided for those who were interested. At each subsequent meeting, the Steering Committee provided valuable insight and helpful feedback to develop site evaluation criteria, explore concept alternatives and analyze the pros and cons of various options under consideration.

Between meetings with the Internal Working Group and Project Steering Committee, the Consulting Study Team conducted analysis of data, prepared and distributed written summaries, evaluated and documented existing facility conditions, developed concept alternatives and prepared cost estimates for constructing and operating the facilities.

A draft copy of the Pre-Architectural Study was presented to the County Board of Commissioners on October 24, 2006. A final copy was submitted to Lancaster County on December 22, 2006.

ACKNOWLEDGEMENTS

The Consulting Study Team would like to thank the following individuals for their time and invaluable contributions to the development of the study.

Lancaster County Board of Commissioners

Deb Schorr, Chair
Larry Hudkins
Bernie Heier
Ray Stevens
Bob Workman

Internal Working Group (Dept. of Corrections staff)

Mike Thurber, Director
Terry Weber, Jail Administrator
Kent Griffith, LCF Administrator
Brenda Fisher, Programs
Melanie Koch, Records/IS
Angie Koziol, Business Manager
Ina Thiel, Assistant Nursing Director
Brad Johnson, Lieutenant
Barry Heinbigner, Lieutenant

Project Steering Committee

Bernie Heier, County Board of Commissioners
Don Killeen, Public Building Commission
Judge James L. Foster, Lancaster County District Court
Doug Cyr, Deputy County Attorney
Sean Brennan, Brennan & Nielsen Law
Gregory Hershberger, Bureau of Prisons (Retired)
Jim Mastera, Cornhusker Bank (Retired)
Phil Heckman, Doane College (Retired)
Kathy Campbell, Cedars Home for Children
Mary Barry Magsamen, St. Monica's
Chris Kingery, Kingery Construction
Coby Mach, Lincoln Independent Business Association

Judges

Judge Laurie Yardley
Judge John Colburn
Judge Karen Flowers
Judge Steven Burns

Attorneys

Bob Hays
Scott Helvie
Sean Brennan
Tony Redman
Peter Blakeslee

Consulting Study Team

Al Povondra, Project Architect
Mike West, Technical Architect
JoAnne Kissel, Project Manager
Dennis Scheer, Landscape Architect
T.J. Schirmer, Electrical Engineer
Adam Kent, Mechanical Engineer
Karen L. Chinn, Project Manager
Mike McMillen, Facility Consultant
Kimberly Brown, Production Coordinator

SECTION II

SYSTEM ASSESSMENT & GROWTH TRENDS

SYSTEM ASSESSMENT AND GROWTH TRENDS

Lancaster County completed an Adult Correctional Needs Assessment and Master Plan in 2001. Despite implementation of many of the system recommendations in the Master Plan, the correctional population continued to grow between 2001 and 2006. This Section provides an updated assessment of the growth trends and factors that impacted on the correctional system in Lancaster County between 2001 and 2006, with the goal of updating the inmate capacity projections. This includes an assessment of demographic trends, law enforcement trends, court trends, and trends in the adult correctional population.

DEMOGRAPHIC TRENDS

Table 2-1 presents a demographic profile of Lancaster County. Population had slightly more females, with a significant Caucasian base (90.1%). The combined category of Asian/Pacific Islander was the largest defined minority population at 2.9%. The 3.6% unemployment rate was comparable to the State of Nebraska average of 3.5%. Median household income for Lancaster County was \$41,850, slightly higher than the State of Nebraska average of \$39,250. The poverty level of 9.4% was slightly lower than the State of Nebraska average of 10%.

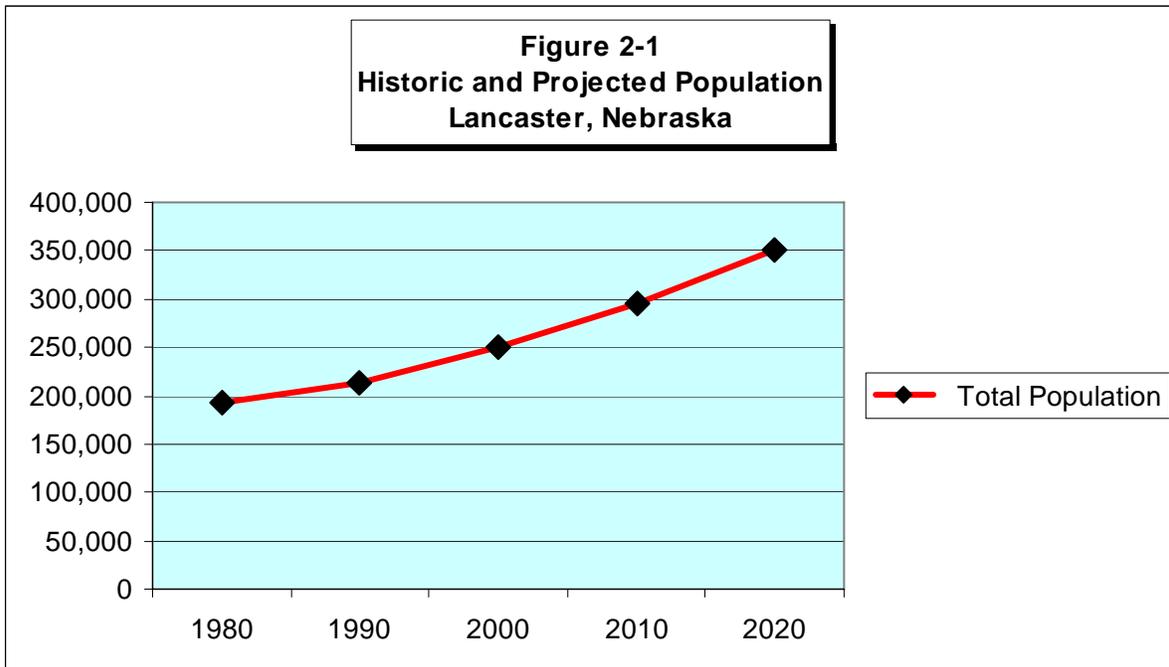
<p align="center">Table 2-1 LANCASTER COUNTY POPULATION PROFILE 2000 Census Data</p>					
	Number of Persons	Percent of Total		Number of Households	Percent of Total
Gender:			Household Income:		
Males	125,029	50.0%	below \$10,000	7,272	7.3%
Females	125,262	50.0%	\$10,000-25,000	19,656	19.8%
Totals:	250,291	100.0%	\$25,000-50,000	31,683	31.9%
Race/Ethnicity:			\$50,000-75,000	21,553	21.7%
Caucasian	225,426	90.1%	\$75,000-100,000	9,782	9.9%
African-American	7,052	2.8%	over \$100,000	9,308	9.4%
American Indian	1,599	0.6%	Totals:	99,254	100.0%
Asian/Pacific Islands	7,311	2.9%	Persons in Poverty:		
Other	8,903	3.6%			
Totals:	250,291	100.0%	Totals:	23,621	9.4%
Employment					
Employed Persons	139,561	96.4%			
Unemployed Persons	5,257	3.6%			
Totals:	144,818	100.0%			

Source: US Census.

Table 2-2 shows the historic and projected population in Lancaster County. Total county population increased by 29.8% from 1980 to 2000 (a total increase of 57,407). Total county population is projected to increase by 40.5% (a total increase of 101,305) from 2000 to 2020. This growth is also illustrated in Figure 2-1.

Table 2-2 HISTORIC and PROJECTED POPULATION							
	1980	1990	2000	2010	2020	Avg. Annual % Increase	
						1980-2000	2000-2020
Lancaster County							
Total Population	192,884	213,641	250,291	295,423	351,596	1.49%	2.02%

Source: US Census & Nebraska Bureau of Business Research.



Source: US Census & Nebraska Bureau of Business Research.

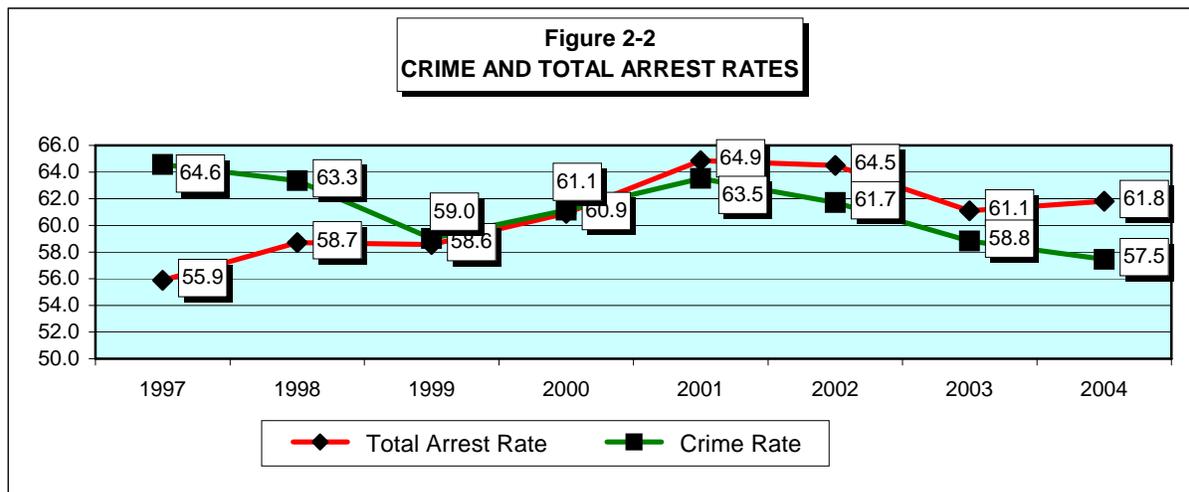
CRIME & ARREST TRENDS

Table 2-3 presents crime and arrest data for Lancaster County. Total arrests (including citations) increased by 3.5% per year between 1997 and 2004. Reported crimes fluctuated from year to year, peaking at 16,174 in 2001. Reported crimes include murder, manslaughter, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson. Overall, the crime rate decreased by 11% during the period, which is defined as reported crimes per 1,000 county population. Figure 2-2 illustrates the trends in crimes and arrests rates, which have both declined since 2001.

Table 2-3 CRIME AND TOTAL ARREST TRENDS									
	1997	1998	1999	2000	2001	2002	2003	2004	% Change
County Population	239,296	242,961	246,626	250,291	254,656	259,022	263,387	267,753	11.9%
Total Arrests ¹	13,374	14,268	14,448	15,243	16,519	16,707	16,092	16,551	23.8%
Total Arrest Rate	55.9	58.7	58.6	60.9	64.9	64.5	61.1	61.8	10.6%
Reported Crimes	15,453	15,391	14,554	15,302	16,174	15,988	15,496	15,383	-0.5%
Crime Rate	64.6	63.3	59.0	61.1	63.5	61.7	58.8	57.5	-11.0%

Note: (1) Includes arrests and citations.

Source: Crime in Nebraska.



Source: Crime in Nebraska.

COURT TRENDS

Table 2-4 presents data on filings and dispositions in the District Court. Total cases filed increased by 36.1% overall from 2003 to 2005 (a total increase of 2,033 cases filed). Total cases disposed increased by 27.5% overall from 2003 to 2005 (a total increase of 1,866 cases disposed). Total cases pending increased by 36.6% overall from 2001 to 2005 (a total increase of 1,589 pending cases). Annual totals for cases filed and disposed for 2001 and 2002 could not be compiled due to missing monthly reports.

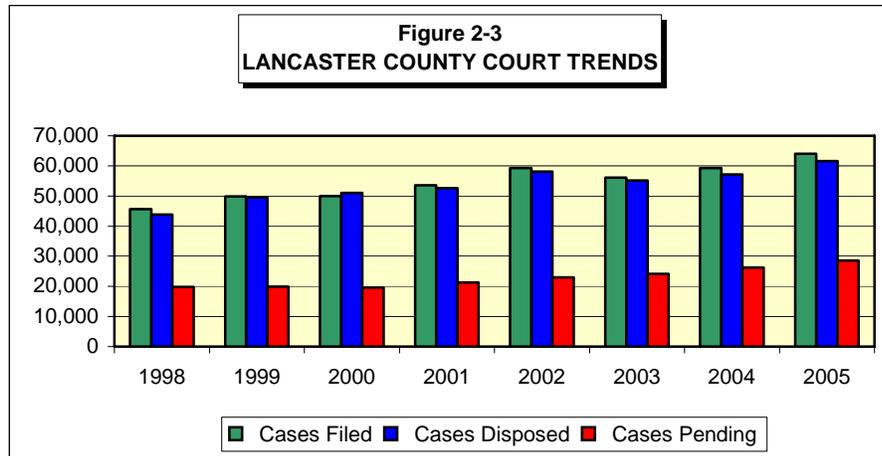
Table 2-4 DISTRICT COURT TRENDS Lancaster County, Nebraska						
	2001	2002	2003	2004	2005	Avg. Annual % Increase
Cases Filed			5,634	5,667	7,667	18.04%
Cases Disposed			6,796	6,969	8,662	13.73%
Cases Pending	4,340	4,564	4,442	4,775	5,929	9.15%

Source: Lancaster County District Court.

Table 2-5 presents data on filings, dispositions, and pending caseloads for the County Courts. Total cases filed increased by 40% overall from 1998 to 2005 (a total increase of 18,259 cases filed). Total cases disposed increased by 40.4% overall from 1998 to 2005 (a total increase of 17,718 cases disposed). Total cases pending increased by 44.4% overall from 1998 to 2005 (a total increase of 8,800 pending cases). These trends are also illustrated in Figure 2-3.

Table 2-5 COUNTY COURT TRENDS Lancaster County, Nebraska									
	1998	1999	2000	2001	2002	2003	2004	2005	Avg. Annual % Increase
Cases Filed	45,682	49,874	49,980	53,604	59,234	56,099	59,214	63,941	5.71%
Cases Disposed	43,836	49,565	50,978	52,625	58,121	55,109	57,169	61,554	5.77%
Cases Pending	19,810	19,951	19,634	21,345	22,961	24,123	26,267	28,610	6.35%

Source: Lancaster County Court.



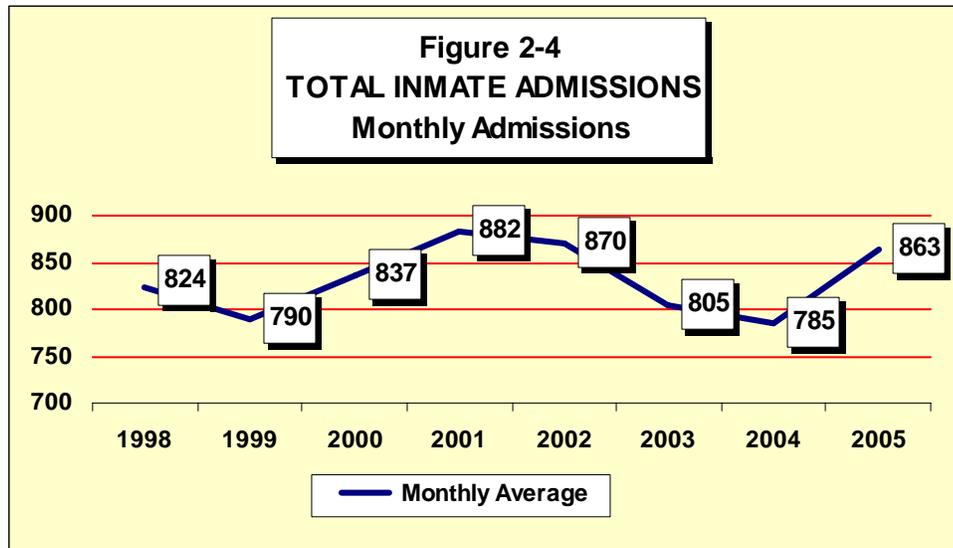
Source: Lancaster County Court.

INMATE ADMISSIONS

All inmates are booked in the Adult Intake and Detention Facility (IDF). Table 2-6 shows monthly admissions to the IDF between 1998 and 2005. Monthly admissions to the IDF decreased each year between 2001 and 2004. However, monthly admissions increased 10% between 2004 and 2005. Monthly admission trends are illustrated in Figure 2-4.

Table 2-6 TOTAL INMATE ADMISSIONS Lancaster County, Nebraska								
	1998	1999	2000	2001	2002	2003	2004	2005
January	701	685	885	1,032	859	736	805	694
February	846	764	731	817	785	773	756	824
March	776	863	895	905	835	920	834	980
April	777	793	773	847	1,033	828	818	1,007
May	897	644	911	847	970	879	767	1,019
June	838	879	910	852	845	865	848	978
July	801	810	914	918	987	915	825	940
August	1,017	856	871	971	820	903	777	920
September	858	866	867	783	912	720	823	745
October	834	748	828	954	820	754	717	758
November	827	798	787	821	716	734	688	745
December	711	768	668	842	853	629	764	748
Monthly Average	824	790	837	882	870	805	785	863
Hi Month	1,017	879	914	1,032	1,033	920	848	1,019
Lo Month	701	644	668	783	716	629	688	694
Peaking Rate	23.5%	11.3%	9.2%	17.0%	18.8%	14.3%	8.0%	18.1%
Average Annual Rate of Change (1998-2005)								
Percent Change per Year:				0.7%				
Actual Number Change per Yr:				5.6				

Source: Lancaster County Corrections Department.



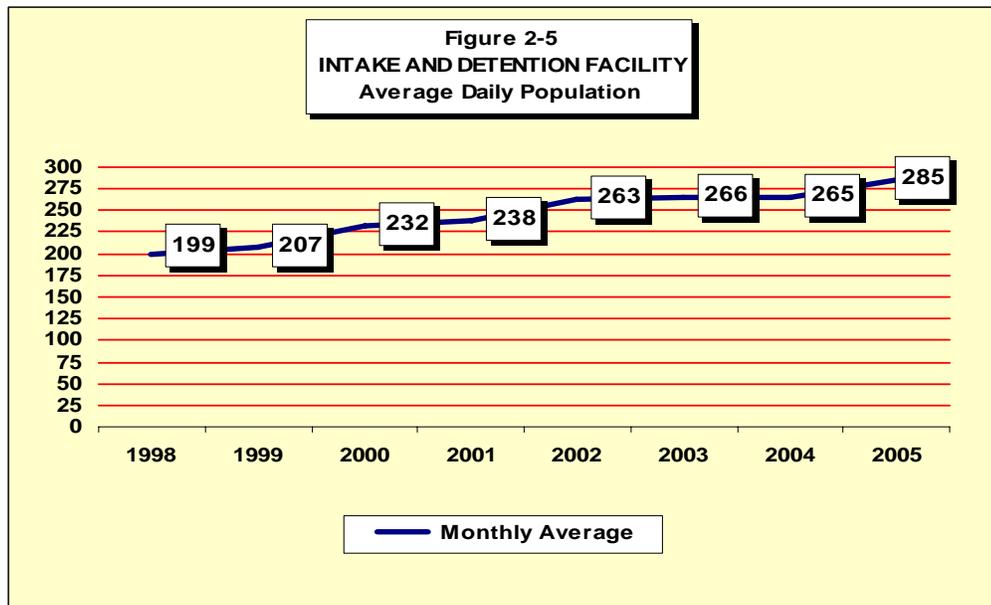
Source: Lancaster County Corrections Department.

Intake and Detention Facility

Table 2-7 presents monthly trends in average daily population at the IDF. Average daily population at the Intake and Detention Facility (IDF) increased 6.2% per year between 1998 and 2005. Since September 2005, average daily population includes inmates that were housed at Platte County due to overcrowding at IDF. Average daily population of inmates housed at Platte County ranged from 30 to 36 at the end 2005. Figure 2-5 illustrates the average daily population growth trends at the IDF.

Table 2-7 AVERAGE DAILY POPULATION - INTAKE AND DETENTION FACILITY ¹ Lancaster County, Nebraska								
	1998	1999	2000	2001	2002	2003	2004	2005
January	176	201	202	247	249	264	268	252
February	194	217	211	230	232	272	263	259
March	184	213	226	231	242	268	266	262
April	185	212	240	233	262	251	274	260
May	200	216	231	217	266	252	269	284
June	211	215	233	218	271	261	272	285
July	202	196	239	229	276	270	267	296
August	211	195	243	240	270	274	267	311
September	205	208	246	245	273	267	260	316
October	204	203	250	268	273	261	254	305
November	207	207	244	247	274	280	262	302
December	206	207	217	250	270	271	260	292
Monthly Average	199	207	232	238	263	266	265	285
Hi Month	211	217	250	268	276	280	274	316
Lo Month	176	195	202	217	232	251	254	252
Peaking Rate	6.3%	4.5%	7.9%	12.6%	5.0%	5.2%	3.2%	10.7%
Average Annual Rate of Change (1998-2005)								
Percent Change per Year: 6.2%								
Actual Number Change per Yr: 12.3								
Note: (1) Includes Platte County Inmates since September 2005.								

Source: Lancaster County Corrections Department.



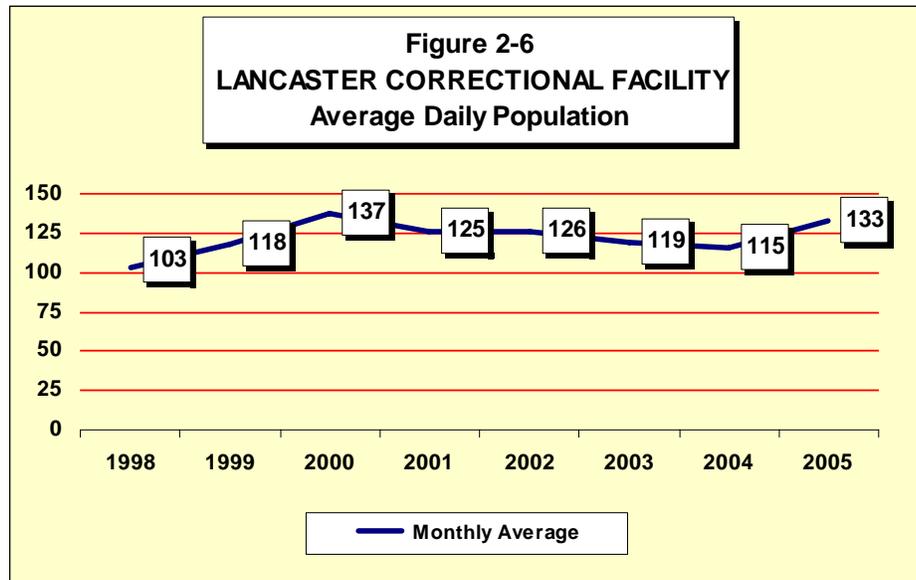
Source: Lancaster County Corrections Department.

Lancaster Correctional Facility

Table 2-8 shows the average daily population at the Lancaster County Correctional Facility (LCF). Average daily population grew 4.2% per year between 1998 and 2005. However, average daily population at the LCF increased 16% between 2004 and 2005. This trend is illustrated in Figure 2-6.

	1998	1999	2000	2001	2002	2003	2004	2005
January	72	111	129	131	113	110	104	110
February	89	143	125	136	132	121	122	119
March	94	117	137	124	124	129	115	126
April	109	109	143	129	129	112	118	126
May	119	100	137	132	128	106	127	129
June	103	121	143	123	135	108	114	148
July	85	108	137	122	137	131	110	150
August	103	109	145	126	140	126	104	151
September	111	119	150	122	130	126	119	149
October	112	135	142	133	121	129	121	129
November	122	123	143	120	120	121	117	130
December	123	120	117	109	105	109	110	129
Monthly Average	103	118	137	125	126	119	115	133
Hi Month	123	143	150	136	140	131	127	151
Lo Month	72	100	117	109	105	106	104	110
Peaking Rate	19.3%	21.3%	9.4%	8.3%	11.1%	9.9%	10.5%	13.6%
Average Annual Rate of Change (1998-2005)								
Percent Change per Year:			4.2%					
Actual Number Change per Yr:			4.3					

Source: Lancaster County Corrections Department.



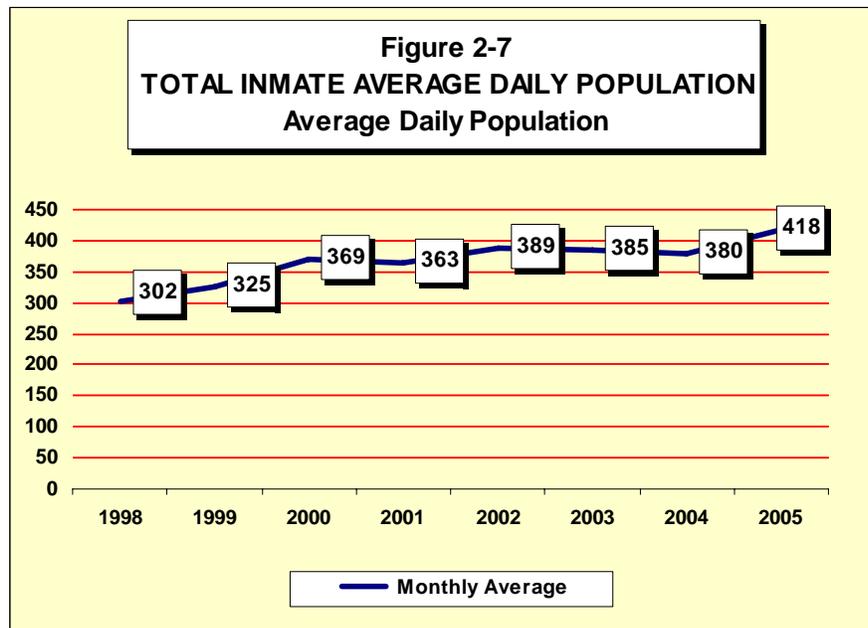
Source: Lancaster County Corrections Department.

AVERAGE DAILY POPULATION

Table 2-9 shows the combined average daily jail population in Lancaster County. This includes inmates housed at the Intake and Detention Facility, Lancaster Correctional Facility and Platte County. Average daily jail population increased 5.5% per year between 1998 and 2005. By the end of 2005, the average daily jail population reached 418 inmates, but in September of 2006 the population peaked at 464 inmates. These trends are illustrated in Figure 2-7.

Table 2-9 TOTAL INMATE AVERAGE DAILY POPULATION Lancaster County, Nebraska								
	1998	1999	2000	2001	2002	2003	2004	2005
January	247	312	331	378	361	374	372	362
February	283	360	336	365	364	393	385	378
March	278	330	363	355	366	397	380	387
April	294	321	384	362	391	363	392	387
May	319	316	368	348	393	358	396	413
June	314	336	377	341	406	369	386	433
July	287	304	377	350	413	401	377	446
August	314	304	387	366	410	400	371	462
September	316	327	397	367	403	393	380	464
October	316	338	392	401	394	390	375	434
November	330	330	387	367	393	400	380	432
December	329	326	335	359	376	381	371	422
Monthly Average	302	325	369	363	389	385	380	418
Hi Month	330	360	397	401	413	401	396	464
Lo Month	247	304	331	341	361	358	371	362
Peaking Rate	9.0%	10.6%	7.4%	10.4%	6.1%	4.2%	4.1%	11.0%
Average Annual Rate of Change (1998-2005)								
Percent Change per Year: 5.5%								
Actual Number Change per Yr: 16.6								

Source: Lancaster County Corrections Department.



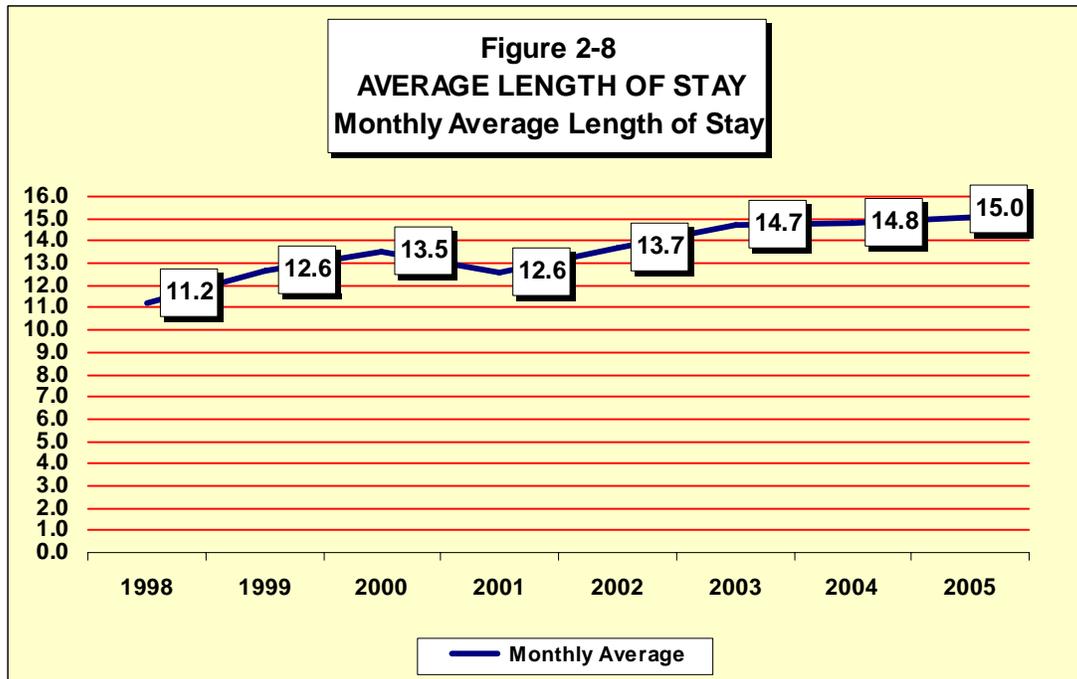
Source: Lancaster County Corrections Department.

AVERAGE LENGTH OF STAY

Table 2-10 shows the trends in average length of stay. Average length of stay increased 4.8% per year between 1998 and 2005. Increasing admissions have had a greater impact than average length of stay on growth in the average daily jail population between 2004 and 2005. The average length of stay has remained at 15 days between 2003 and 2005.

Table 2-10 AVERAGE LENGTH OF STAY Lancaster County, Nebraska								
	1998	1999	2000	2001	2002	2003	2004	2005
January	10.9	14.1	11.6	11.4	13.0	15.8	14.3	16.2
February	9.4	13.2	12.9	12.5	13.0	14.2	14.3	12.8
March	11.1	11.9	12.6	12.2	13.6	13.4	14.1	12.2
April	11.4	12.1	14.9	12.8	11.4	13.2	14.4	11.5
May	11.0	15.2	12.5	12.7	12.6	12.6	16.0	12.6
June	11.2	11.5	12.4	12.0	14.4	12.8	13.7	13.3
July	11.1	11.6	12.8	11.8	13.0	13.6	14.2	14.7
August	9.6	11.0	13.8	11.7	15.5	13.7	14.8	15.6
September	11.0	11.3	13.7	14.1	13.3	16.4	13.9	18.7
October	11.7	14.0	14.7	13.0	14.9	16.0	16.2	17.7
November	12.0	12.4	14.8	13.4	16.5	16.3	16.6	17.4
December	14.3	13.2	15.5	13.2	13.7	18.8	15.1	17.5
Monthly Average	11.2	12.6	13.5	12.6	13.7	14.7	14.8	15.0
Hi Month	14.3	15.2	15.5	14.1	16.5	18.8	16.6	18.7
Lo Month	9.4	11.0	11.6	11.4	11.4	12.6	13.7	11.5
Peaking Rate	27.7%	20.5%	15.0%	11.9%	20.0%	27.5%	12.1%	24.4%
Average Annual Rate of Change (1998-2005)								
Percent Change per Year:			4.8%					
Actual Number Change per Yr:			0.54					

Source: Chinn Planning, Inc.



Source: Chinn Planning, Inc.

INMATE PROFILES

Inmate profile information is presented below. The vast majority of the inmate population is male (89%), pretrial status (52.5%), and sentenced status (47.5%). The majority of sentenced inmates are sentenced for a misdemeanor offense (79%). Medical and mental health treatment referrals from the jail have increased over the past three years, averaging almost 100 by mid 2006.

❑ Gender Profile

- Male 89%
- Female 11%

❑ Pretrial/Sentenced Profile¹

- **Total Pretrial** **52.5%**
 - Misdemeanor 16%
 - Felony 84%
- **Total Sentenced** **47.5%**
 - Misdemeanor 79%
 - Felony 21%

Note: (1) Excludes City Court cases (20-25 ADP). Includes one Federal Hold Inmate.

❑ **Medical/Mental Health Referrals (Average Monthly)**

- Physician 84
- MH/LRC 6
- Emergency Room 3

❑ **Custody Profile**

Table 2-11 shows the custody profile of the inmate population on March 21, 2006. Medium and minimum security inmates comprise 60% of the inmate population.

Table 2-11 CUSTODY DESIGNATION PROFILE - MARCH 21, 2006 (Total Inmate Population At LCF/IDF = 415) Lancaster County, Nebraska		
	Number	% of Total
<u>Custody Designation</u>		
> Admin/Segregation	29	7.0%
> Special Needs/Protective Custody	12	2.9%
> Maximum/Reception/Booking	126	30.4%
> MediumWomen	89	21.4%
> Minimum/Trustee	159	38.3%
Total Inmate Population	415	100.0%

Source: Lancaster County Corrections Department.

Trend data presented in this Section was used in the development of updated inmate capacity projections in the next Section.

SECTION III

PROJECTED CAPACITY REQUIREMENTS

PROJECTED CAPACITY REQUIREMENTS

Trend data presented in Section 2 of this report was used to project future inmate capacity requirements. Historic trends in the monthly average daily inmate population (1998-2005) provided the baseline to project future capacity requirements. A series of forecast models were developed. The baseline capacity projections are based on historic trends in daily inmate population, and do not take into account policy, operational and system changes that can impact on daily jail population. These were assessed in the 2001 Lancaster County Correctional System Master Plan, and recommendations to reduce future growth of the inmate population were presented. Despite efforts to reduce growth in the inmate population since 2001, the population has grown by 5.5% per year, and in fact grew by 10% in one year between 2004 and 2005.

BASELINE CAPACITY REQUIREMENTS

Historic data is typically used to develop capacity projections. However, using historic data to project future trends can be flawed because the impact of future system, legislative, policy and operational changes are not taken into account. Projected capacity requirements can change with changes in admissions policies and expansion of alternatives to incarceration. Historic data will not account for these future changes. However, forecasts can provide a “baseline” of the future if current operations and practice continue as they have historically.

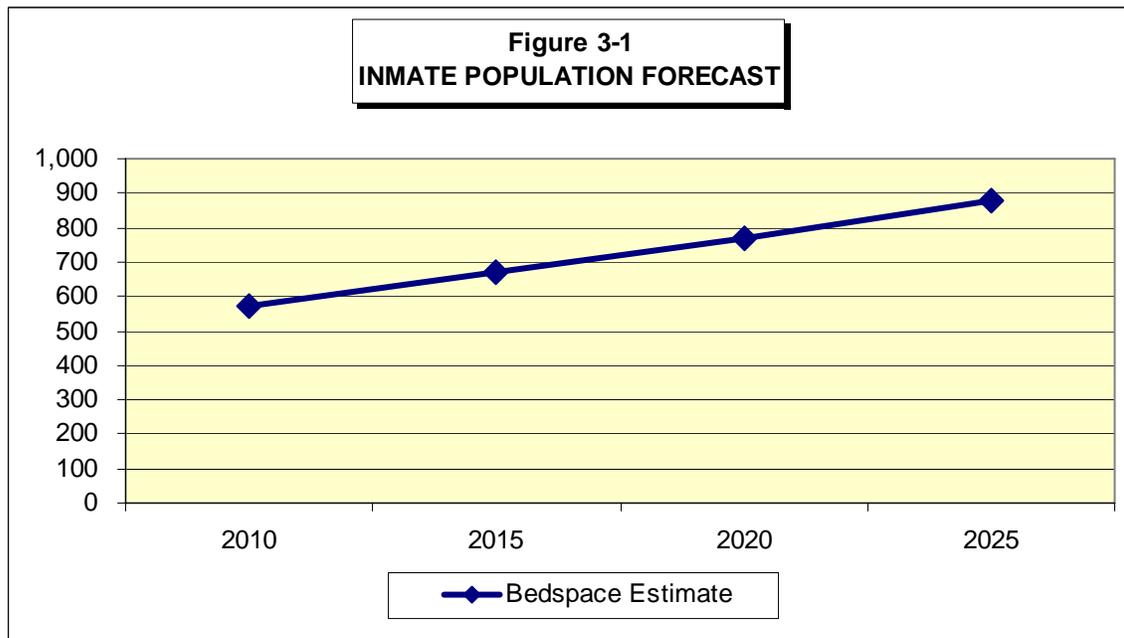
Table 3-1 presents five forecast methodologies to project growth in Lancaster County’s inmate population through 2025. These projections are shown in five year increments. All of the models are based on historic data trends in average daily inmate population between 1998 and 2005. All forecast start with an average daily population of 418 inmates by the end of 2005.

Table 3-1 INMATE POPULATION FORECAST MODELS (Based on 1998 to 2005 Growth)				
	2010	2015	2020	2025
Forecast 1 - Average Number Increase - 16.6/Year + 15% Peaking/Classification	501 75	584 88	667 100	750 113
Bedspace Estimate	576	672	767	863
Forecast 2 - Percentage Increase - 5.5%/Year + 15% Peaking/Classification	533 80	648 97	763 114	878 132
Bedspace Estimate	613	745	877	1,010
Forecast 3 - Incarceration Rate - 1.536 + 15% Peaking/Classification	454 68	495 74	540 81	585 88
Bedspace Estimate	522	569	621	673
Forecast 4 - Linear Regression + 15% Peaking/Classification	484 73	553 83	622 93	691 104
Bedspace Estimate	557	636	715	795
Forecast 5 - Increasing Inc. Rate - .042/year (1.536 base) + 15% Peaking/Classification	516 77	630 95	762 114	906 136
Bedspace Estimate	593	725	876	1,042
<i>Average of All Models</i> + 15% Peaking/Classification	498 75	582 87	671 101	762 114
Bedspace Estimate	572	669	771	876

Source: Chinn Planning, Inc.

Forecast 1 uses historic monthly average daily population data from 1998 to 2005 and carries these trends into the future by applying the average number increase of inmates each year. Forecast 2 uses a percentage increase to project future capacity requirements, using the average annual increase of 5.5% growth in the inmate population. Forecast 3 uses an incarceration rate model, which projects future capacity based on the number of inmates incarcerated per 1,000 total County population in 2005. This ratio is applied to the projected Lancaster County population through 2025. Forecast 4 is generated by a computerized program using exponential smoothing, which applies the “best fit” line through historic data trends. Exponential smoothing is a time series model that measures changes over time, and weighs the data of the most recent months more heavily than in previous months. Forecast 5 uses an increasing incarceration rate model, which increases the rate of incarceration per 1,000 total county population based on historic growth in the ratio. None of these projections takes into account future program, operational, or policy changes that may occur to alter these patterns.

Figure 3-1 shows a summary of all of the forecast models, which includes a 15% peaking and classification factor to account for additional capacity beyond average daily populations. This is needed to allow for peaks in population over the average within a year, and to account for additional capacity required to operate a classification system and separate certain populations.



Source: Chinn Planning, Inc.

Forecast results indicate that an average daily jail capacity of roughly 770 beds will be needed by 2020, which will grow to 880 beds by 2025. Based on these capacity requirements, a space program for a consolidated jail was developed. This information was also used to determine the “best use” of the existing jail facility (IDF) to meet the long range inmate population capacity requirements.

SECTION IV

NEW FACILITY SPACE PROGRAM & OPERATIONAL PLAN

ARCHITECTURAL PROGRAM & OPERATIONAL PLAN

SUMMARY

Based on the data assessment and projected capacity requirements, a new facility program was developed to meet the 2020 projected capacity of 770 inmates. Table 4-1 shows the bed space allocation for the projected 2020 inmate population.

Table 4-1 LANCASTER COUNTY CORRECTIONS FACILITY INMATE HOUSING BEDSPACE UNIT ALLOCATION					
Comp. #	Custody Housing Component	# of HSG Units	# of Beds Per Unit	Description	Square Capacity
6.100	<u>Special Management</u> > One Housing Support Area	1	56	Single Cell Unit	56
6.200	<u>Maximum Security Housing</u> > One Housing Support Area	1	56	Double Cell Unit	56
6.300	<u>Mental Health/Special Needs Housing</u> > Two Housing Support Areas	4	30	3 Single Cell (1 for Female) & 1 Dormitory Unit	120
6.400	<u>Medium Custody Housing</u> > Two One Housing Support Areas (1 Female)	3	56	2 Male Double Cell; 1 Female Double Cell Unit	168
6.500	<u>Reception/Intake Housing (Medium)</u> > One Housing Support Area	2	56	2 Male Double Cell Unit	112
6.600	<u>Minimum Custody Housing</u> > One Housing Support Area	3	56	2 Male; 1 Female Double Cell Units	168
6.700	<u>Work Release</u> > One Housing Support Area	2	48	Dormitory Housing - Subdivided Area for Females	96
TOTAL DEPARTMENT SQUARE FOOTAGE					776

The Study Team had to determine total operational and space needs to meet future jail capacity requirements in order to develop any options for reuse of existing facilities. Information on each of the components in the space program were used to determine the “best use” of current jail capacity based on square footage, layout, and security requirements to meet Lancaster County’s long range jail space requirement.

As part of the programming process, the Study Team had a series of meetings with the Internal Working Group to discuss operational concepts, space standards, staffing ratios, inmate profile, security operations, housing unit concepts, and other service and space requirements. Meetings were also held with a larger Project Steering Committee to review capacity projections, space requirements, and options to meet future needs. Some members of the Internal Working Group and Project Steering Committee toured jail facilities to gain insight into “best practices” in jail operations.

The space program and staffing plan presented in this Section provide for a consolidated jail to meet the 2020 inmate population requirements. This includes housing for 776 inmates (pretrial, sentenced, and work release), and all necessary administration, security and staff operations, inmate program and service areas to provide core support for up to 1,000 inmates should the County decide to expand capacity in the distant future.

The space program complies with Nebraska Jail Standards and the American Correctional Association standards. It is the intent of the County to operate the jail in the Direct Supervision style of management, which maximizes staff interaction with inmates.

Table 4-2 presents the summary space program. A total of 286,660 gross square feet will be required for a new 776 bed jail facility. This translates to roughly 370 square feet per inmate, which reflects national jail planning standards.

Table 4-2 LANCASTER COUNTY CORRECTIONAL FACILITY				Date 9/18/2006
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DGSF
1.000	<u>PUBLIC LOBBY</u>			
1.100	Public Lobby	3,270	25%	4,088
	Subtotal - Public Lobby	3,270		4,088
2.000	<u>ADMINISTRATION</u>			
2.100	Administration	3,700	30%	4,810
	Subtotal - Administration	3,700		4,810
3.000	<u>SECURITY OPERATIONS</u>			
3.100	Intake/Release/Transfer	16,194	40%	22,672
3.200	Central Control	740	30%	962
3.300	Staff Services	13,611	40%	19,055
	Subtotal - Security Operations	30,545		42,689
4.000	<u>PROGRAM SERVICES</u>			
4.100	Inmate Programs	5,440	30%	7,072
4.200	Visitation	1,468	35%	1,982
	Subtotal - Program Services	6,908		9,054
5.000	<u>INMATE SERVICES</u>			
5.100	Medical	5,801	35%	7,831
5.200	Food Service	7,300	30%	9,490
5.300	Laundry	2,530	20%	3,036
5.400	Maintenance Shops/Building Support	5,320	10%	5,852
5.500	Warehouse and Commissary	7,850	10%	8,635
	Subtotal - Support Services	28,801		34,844
6.000	<u>HOUSING (See Housing Detail Components)</u>			
6.100	Special Management Housing	-	50%	10,980
6.200	Maximum Custody Housing	-	50%	9,030
6.300	Mental Health/Special Needs Housing	-	50%	25,628
6.400	Medium Custody Housing	-	50%	29,700
6.500	Reception/Intake (Medium) Custody Housing	-	50%	18,150
6.600	Minimum Custody Housing	-	50%	26,010
6.700	Work Release Housing	-	50%	18,075
	Subtotal - Housing	-		137,573
	Total DGSF - Facility Components			233,057
	Mechanical/Electrical (8%)			18,645
	Overall Grossing Factor (15%)			34,959
	GRAND TOTAL - FACILITY COMPONENTS			286,660

Table 4-3 presents a summary of the staffing requirements for the 776 bed jail. A total of 261 staff will be required to operate a consolidated 776 bed jail facility. This results in a 1:3 staff to inmate ratio, which also reflects national jail planning standards for staff to inmate ratio of a direct supervision facility.

Table 4-3 SUMMARY STAFFING PROJECTION LANCASTER COUNTY CORRECTIONS FACILITY					
	1st	2nd	3rd	Relief	Total
Administration	14.0	0.0	0.0	0.0	14.0
Security Operations	39.0	19.0	20.0	23.0	101.0
> Training Over Compliment				12 - to discuss	not in 261 total
> On-Call Correctional Officers				7 - to discuss	not in 261 total
Program/Services	12.0	5.0	0.0	0.0	17.0
Inmate Services	18.0	9.0	2.0	7.0	36.0
Housing	18.0	18.0	18.0	39.0	93.0
Total Staff	101.0	51.0	40.0	69.0	261.0
Note:					
(1) Shift Officers (11 Areas).					
(2) Training positions over compliment to maintain shift staffing levels.					
(3) On-call Correctional Officers working part-time for shift coverage.					
Source: Chinn Planning, Inc.					9/18/2006

The detailed space allocation and relationship diagrams, and staffing and operational cost estimate are presented on the following pages.

Space Allocation and Relationship Diagrams

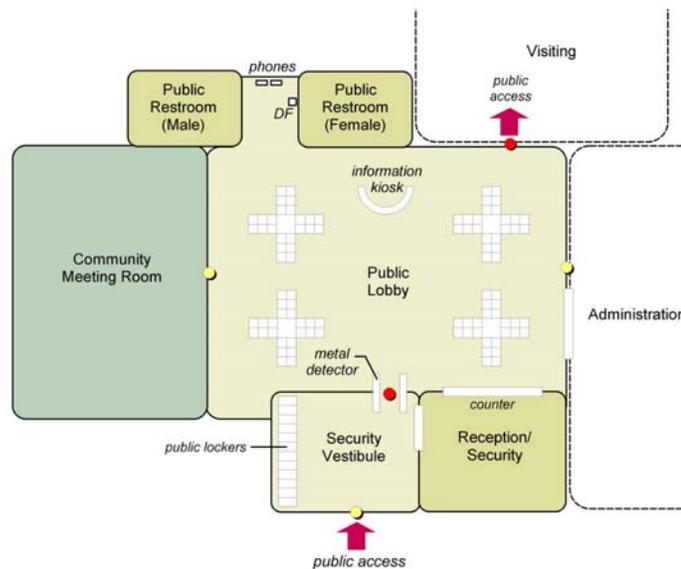
SPACE ALLOCATION AND RELATIONSHIP DIAGRAMS

1.000 - PUBLIC LOBBY

Component: PUBLIC LOBBY - 1.000
Component No: 1.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Public Reception					
1.100	Security Vestibule	200	1	200	after hours drop box
1.101	Public Lobby	1,500	1	1,500	scheduled visits may reduce sqft
1.102	Metal Detector	40	1	40	
1.103	Public Lockers/Telephone	150	1	150	
1.104	Information Kiosk	80	1	80	w/phone
1.105	Public Toilets	200	2	400	
1.106	Reception/Security Station	100	1	100	
1.107	Community Meeting Room	500	1	500	
1.108	Building Storage	300	1	300	

Public Lobby Subtotal 3,270
25% Department Grossing Factor (DGSF) 818
TOTAL SPACE



Lancaster County Public Lobby Diagram

● secure access control ● secondary access control

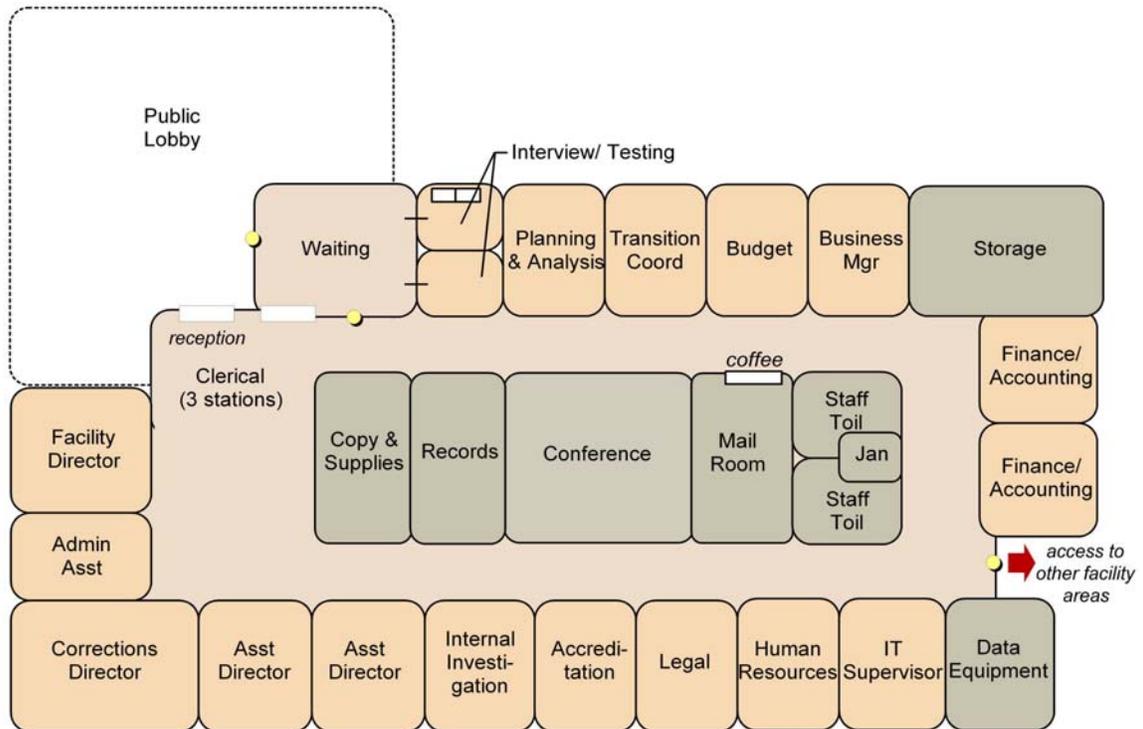
Note: Building Storage (500 SF) to be located as required.

**2006 PRE-ARCHITECTURAL JAIL STUDY
FOR LANCASTER COUNTY CORRECTIONS**

**ARCHITECTURAL PROGRAM
& OPERATIONAL PLAN**

2.000 – ADMINISTRATION

Component: ADMINISTRATION - 2.000					
Component No: 2.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Administration					
2.100	Waiting	100	1	100	6 to 8 persons
2.101	Director Corrections	240	1	240	w/small conference
2.102	Facility Director	180	1	180	
2.103	Assistant Directors	150	2	300	
2.104	Administrative Assistant	100	1	100	
2.105	Business Manager	100	1	100	
2.106	Human Resources	100	1	100	w/locked secure files
2.107	Budget	100	1	100	
2.108	Clerical Area	200	1	200	3 open work spaces w/files
2.109	Finance/Accounting	100	2	200	
2.110	Legal	120	1	120	
2.111	Conference	400	1	400	20 person
2.112	Copy and Supplies	150	1	150	
2.113	Mail Room	200	1	200	
2.114	Coffee Counter	30	1	30	
2.115	Records	150	1	150	w/workstations
2.116	Transition Coordinator	100	1	100	
2.117	Planning/Analysis	100	1	100	
2.118	Accreditation	100	1	100	
2.119	Internal Investigation	120	1	120	w/locked file
2.120	Staff Toilets	50	2	100	
2.121	Data Equipment Room	120	1	120	
2.122	Storage	150	1	150	
2.123	Information System Supervisor	100	1	100	other staff located at records
2.124	Interview Room/Testing	60	2	120	
2.125	Janitor's Closet	20	1	20	
Administration Subtotal				3,700	
30% Department Grossing Factor (DGSF)				1,110	
TOTAL SPACE				4,810	



Lancaster County Administration Diagram

- secure access control
- secondary access control

3.000 – SECURITY OPERATIONS

3.100 – Intake, Release, and Transfer

Component: SECURITY OPERATIONS - 3.000
Subcomponent: Intake, Release, and Transfer
Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
	<u>Vehicle Garage</u>				
3.100	> Vehicle Sallyport/Parking Patrol Cars and Vans	300	8	2,400	8 parking spaces, head-in parking beside (2) driving lanes
3.101	Buses	600	2	1,200	1 parking lane
3.102	Driving Lane	1,200	1	1,200	
3.103	Car Wash Station & Storage	400	1	400	
3.104	Decontamination/Search	100	1	100	w/emergency shower, property bagging
3.105	Temporary Property Storage	100	1	100	secure, access from decontamination area
3.106	Eyewash Station	40	1	40	access from decontamination area
3.107	Security Vestibule (Pedestrian)	200	1	200	access to Booking area
3.108	Gun Lockers	10	1	10	20 lockers, wall mounted in security vestibule
	<u>Pre-Booking Area</u>				
3.109	Pre-Booking Area - Open Waiting	300	1	300	bench seating
3.110	Search Rooms	80	2	160	
3.111	Inmate Toilet	50	1	50	ADA access
3.112	Police Report Area	100	1	100	2 stations, access to Staff Work Area
3.113	Staff Counter/Report Writing	100	1	100	w/property pass through, access to locked property storage
3.114	Breathalyzer Testing Station	100	1	100	2 stations
	<u>Intake/Booking</u>				
3.115	Secure Lobby	150	1	150	
3.116	Security Vestibule	80	1	80	accessing release area
3.117	Open Waiting	300	1	300	bench seating, 20 users
3.118	Medical Screening Room	80	1	80	
3.119	Booking Counter/Staff Work Area	300	1	300	4 stations, copy machines, NCIS equipment
3.120	Fingerprint Station	50	1	50	additional station required
3.121	Photo ID Station	80	1	80	additional station required
3.122	Inmate Toilet Rooms	50	2	100	w/drug testing equipment
3.123	Temporary Property Storage	150	1	150	w/locked valuables safe
3.124	Booking Sergeant's Office	140	1	140	2 stations, shared on all shifts, near booking counter/staff work and records storage
3.125	Court Commissioners Office	120	1	120	
3.126	Pretrial Services/Diversion Office	100	2	200	
3.127	Correctional Specialist's Office	100	1	100	
3.128	Records Storage Room	150	1	150	access from booking counter/staff work
3.129	Staff/Police Toilet Room	50	2	100	
3.130	Private Interview/Classification Rms	80	4	320	
3.131	Equipment Storage	80	1	80	wheelchair, restraints, cell extraction, etc.

**2006 PRE-ARCHITECTURAL JAIL STUDY
FOR LANCASTER COUNTY CORRECTIONS**

**ARCHITECTURAL PROGRAM
& OPERATIONAL PLAN**

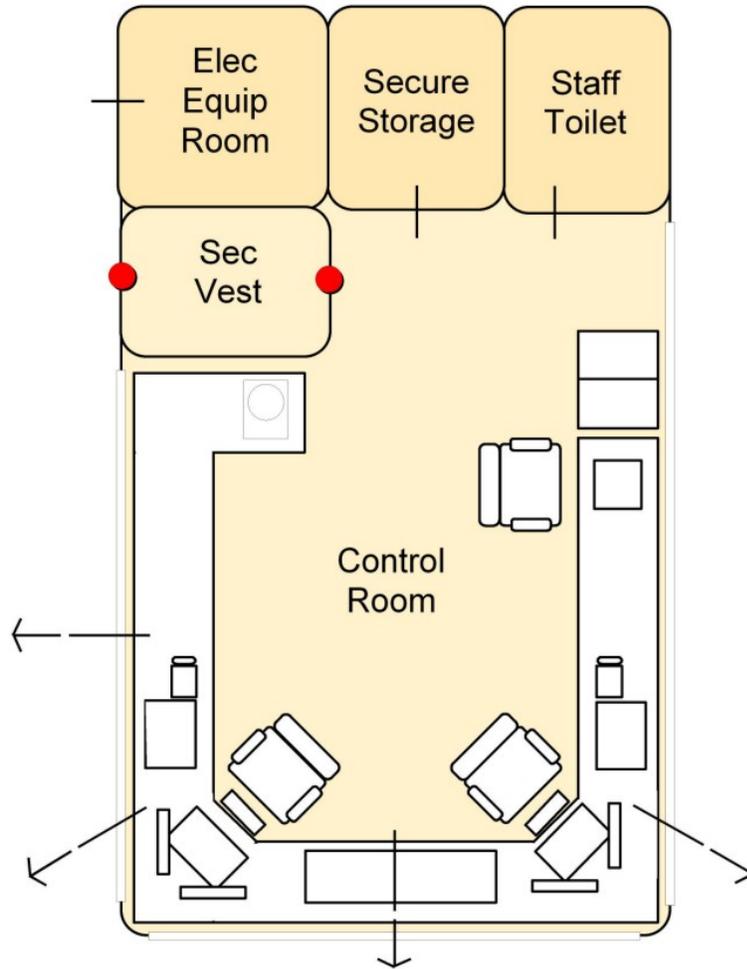
Component: SECURITY OPERATIONS - 3.000
Subcomponent: Intake, Release, and Transfer
Component No: 3.100 (continued)

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
3.132	Cart Storage Area	40	1	40	
3.133	Janitor Closet	40	1	40	
3.134	Security Vestibule	60	1	60	across to main jail areas
	<u>Holding Areas</u>				
3.135	Single Holding Cells	70	6	420	w/sanitary facilities
3.136	Four Person Holding Cells	140	4	560	w/sanitary facilities
3.137	Safety Cells	70	2	140	floor flush drain
3.138	Cart Storage	80	1	80	tray feeding
	<u>Admissions Processing</u>				
3.139	Property Officer's Workstation	36	4	144	
3.140	Property Storage	2,000	1	2,000	w/locked valuables, washer/dryer, property bagging and conveyor
3.141	Clean Clothing/Hygiene Supplies	500	1	500	direct access to property storage
3.142	Shower/Changing (Dress Out) Rooms	80	4	320	window pass through to Clean Clothing rm
3.143	Property Supervisor's Office	100	1	100	
3.144	Search Room	80	1	80	
	<u>Court Transfer/Return & Release</u>				
3.145	Security Vestibule	100	1	100	access to Vehicle Garage
3.146	Open Waiting/Staging	200	1	200	10 users, bench seating, search
3.147	Interview Room	80	2	160	
3.148	Transport Supervisor	120	1	120	
3.149	Storage	120	1	120	
3.150	Staff Office	420	1	420	6 stations w/clerical
3.151	Dressout/Changing Rooms	40	2	80	window pass to clothing/property storage
3.152	Group Holding Rooms	160	2	320	8 users, toilet required
3.153	Single/Double Holding Rooms	60	4	240	toilet required
3.154	Inmate Toilet	50	1	50	
	<u>Inmate Release Area</u>				
3.155	Open Waiting	120	1	120	6 users
3.156	Release Dressout Rooms	40	2	80	shared w/court transfer
3.157	Single/Double Holding Rooms	60	2	120	
3.158	Property Release Counter	40	1	40	window pass from property storage
3.159	Staff Counter/Work Area	120	1	120	4 stations, connect to booking counter
3.160	Video Visitation Booth	20	4	80	locate one booth in each interview room
3.161	Attorney Interview Rooms	80	4	320	required determine location; video equip.
3.162	Security Vestibule (Release)	60	1	60	
	Intake and Release Subtotal			16,194	
	40% Department Grossing Factor (DGSF)			6,478	
	TOTAL SPACE			22,672	

3.200 – Central Control

Component: SECURITY OPERATIONS - 3.000
Subcomponent: Central Control
Component No: 3.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Public Reception					
3.200	Control Room	450	1	450	2 workstations. Includes consoles for: Security, Life-Safety, Intercom System Control, Radio Base Station, CCTV Monitors, Computer/Printer Workstation; locate near staff entry and access to secure residential areas.
3.201	Security Vestibule	40	1	40	
3.202	Coffee Counter	20	1	20	
3.203	Staff Toilet (Unisex)	50	1	50	single user; direct access from control station
3.204	Secure Storage	80	1	80	
3.205	Electronic Equipment Closet	100	1	100	
Central Control Subtotal				740	
30% Department Grossing Factor (DGSF)				222	
TOTAL SPACE				962	



Lancaster County Central Control Diagram

- secure access control
- secondary access control

3.300 – Staff Services and Training

Component: SECURITY OPERATIONS - 3.000
Subcomponent: Staff Services and Training
Component No: 3.300

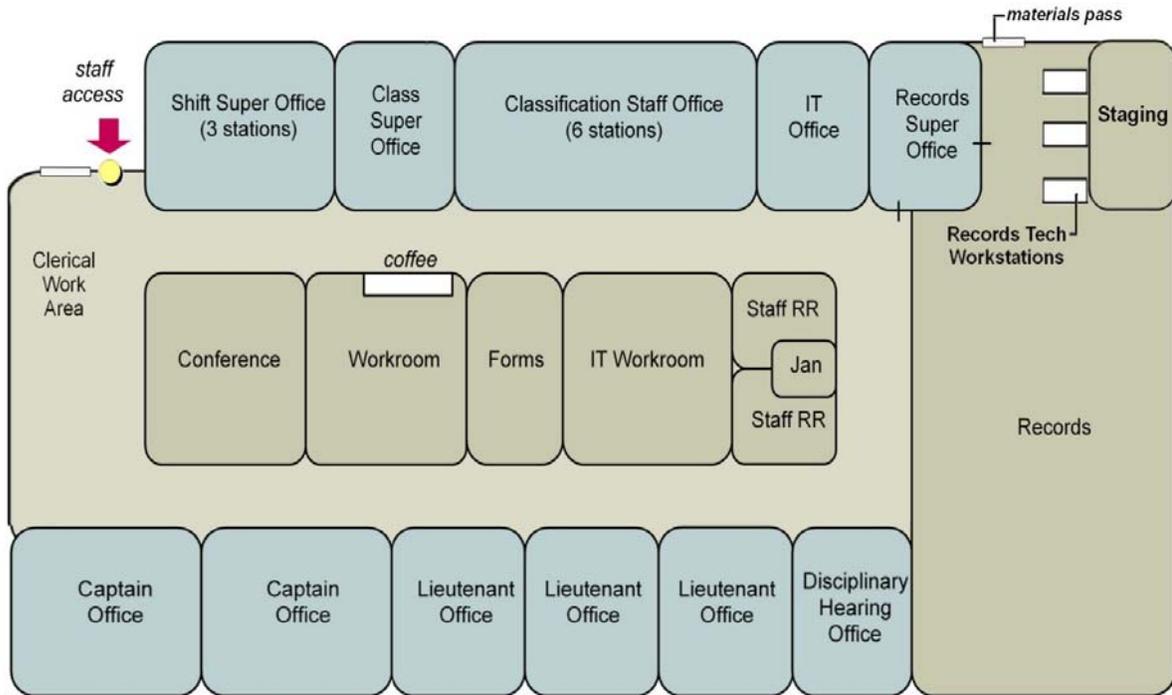
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
<u>Security Administration Office Area</u>					
3.300	Captain Office	150	2	300	
3.301	Clerical Work Area	100	1	100	
3.302	Shift Supervisor/Srgt. Office	180	1	180	3 stations w/desk and phones
3.303	Disciplinary Hearing Officer Office	100	1	100	
3.304	Lieutenant Offices	120	3	360	
3.305	Classification Staff Office	360	1	360	6 stations
3.306	Classification Supervisor	120	1	120	
3.307	Staff Workroom	160	1	160	shelving, supplies storage, worktable, office equipment
3.308	Conference Room	150	1	150	10 users
3.309	Forms Storage	80	1	80	may be part of staff workroom (?) near Classification and Intake, high density;
3.310	Records Room	1,000	1	1,000	copier, fax, NCIC, 3 records tech workstations
3.311	Records Supervisor Office	100	1	100	in Records Area
3.312	Staging Room	100	1	100	adjacent to Records Room
3.313	IT Office	100	1	100	
3.314	IT Workroom	200	1	200	access to IT Office
3.315	Coffee Station	20	1	20	
3.316	Janitor Closet	20	1	20	
3.317	Staff Restrooms	50	2	100	
<u>Training Areas</u>					
3.318	Training Supervisor Office	120	1	120	
3.319	Training Officer Offices	100	2	200	
3.320	Large Classroom/Multipurpose	550	1	550	25 users, instructor station, movable seating and tables, computer stations
3.321	Small Classroom/Multipurpose	400	1	400	15 users, instructor station, movable seating and tables
3.322	Classroom Storage Closet	40	2	80	one storage at each classroom
3.323	Computer Instructor Room	180	1	180	6 to 8 users and teacher station
3.324	Computer Equipment/Software Storage	40	1	40	
3.325	Physical Training/Mat Room	500	1	500	10 to 12 persons
3.326	Storage Room	200	1	200	access from exercise and mat room
3.327	Mock Cell	70	1	70	access from mat room
3.328	Resource Room	240	1	240	6 computer stations, print materials
3.329	Interview/Testing Rooms	65	2	130	
3.330	Materials Storage Room	100	1	100	print materials
3.331	Clerical and Waiting Area	300	1	300	
3.332	Staff Restrooms	100	2	200	

**2006 PRE-ARCHITECTURAL JAIL STUDY
FOR LANCASTER COUNTY CORRECTIONS**

**ARCHITECTURAL PROGRAM
& OPERATIONAL PLAN**

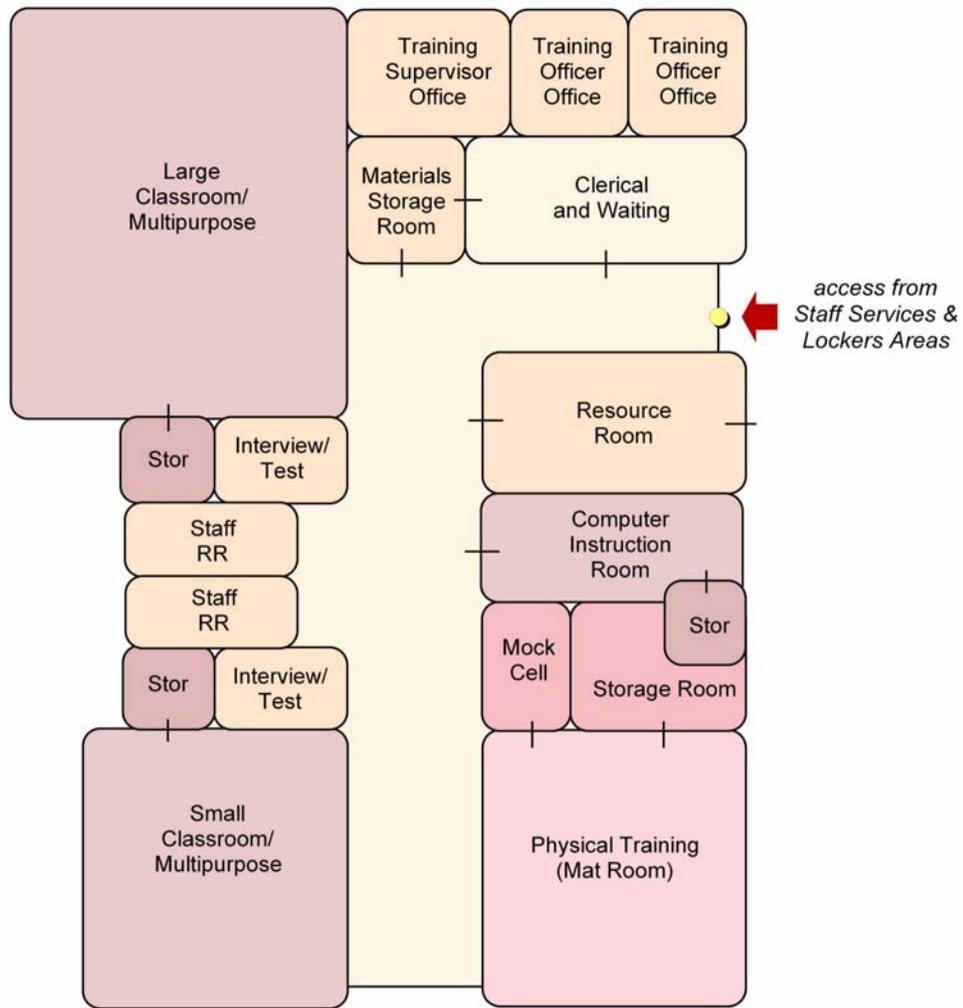
Component: SECURITY OPERATIONS - 3.000
Subcomponent: Staff Services and Training (continued)
Component No: 3.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Staff Services					
3.333	Staff Break Room/Dining	640	1	640	tables and chairs, vending, kitchenette, counters and cabinets, 32 users (verify), locate inside secure perimeter; adjacent to outdoor area
3.334	Roll Call Room	600	1	600	30 users (verify); copier and fax
3.335	Staff Mailboxes	150	1	150	
3.336	Equipment Storage	120	1	120	locate at Roll Call room, radio charge and exchange, key control
3.337	Staff Workout Room	500	1	500	stationary equipment (6 stations and free weights)
3.338	SORT Room	200	1	200	alternate location in housing
Male Locker Room					
3.339	Uniformed Staff Lockers/Changing	15	130	1,950	130 male staff, assigned lockers
3.340	Civilian Staff Lockers/Changing	10	15	150	15 users, assigned lockers
3.341	Lavatories	12	4	48	
3.342	Toilets	35	2	70	1 ADA access
3.343	Urinals	15	3	45	
3.344	Showers	50	4	200	1 ADA access
3.345	Clean & Dry Towel Closets	15	2	30	
Female Locker Room					
3.346	Uniformed Staff Lockers/Changing	15	90	1,350	90 female staff
3.347	Civilian Staff Lockers/Changing	10	15	150	
3.348	Lavatories	12	4	48	
3.349	Toilets	35	4	140	1 ADA access
3.350	Showers	50	4	200	1 ADA access
3.351	Clean & Dry Towel Closets	15	2	30	
3.352	Weather Vestibule	40	1	40	access to building
3.353	Secure Vestibule	40	1	40	access to secure areas
3.354	Metal Detector Station	30	1	30	
3.355	Janitor Closet	20	1	20	
Staff Services and Training Subtotal				13,611	
40% Department Grossing Factor (DGSF)				5,444	
TOTAL SPACE				19,055	



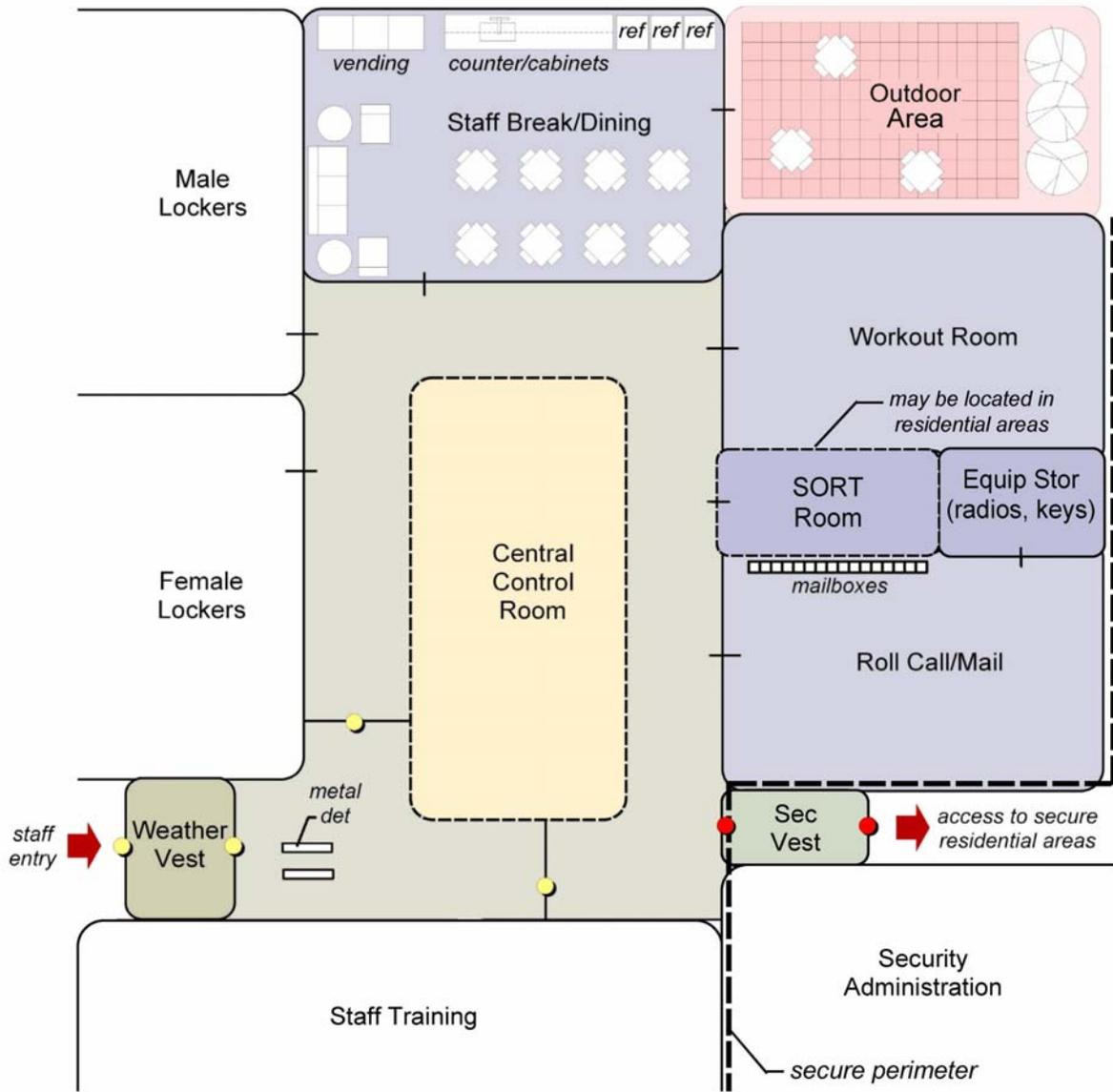
Lancaster County Security Administration Diagram

- secure access control
- secondary access control



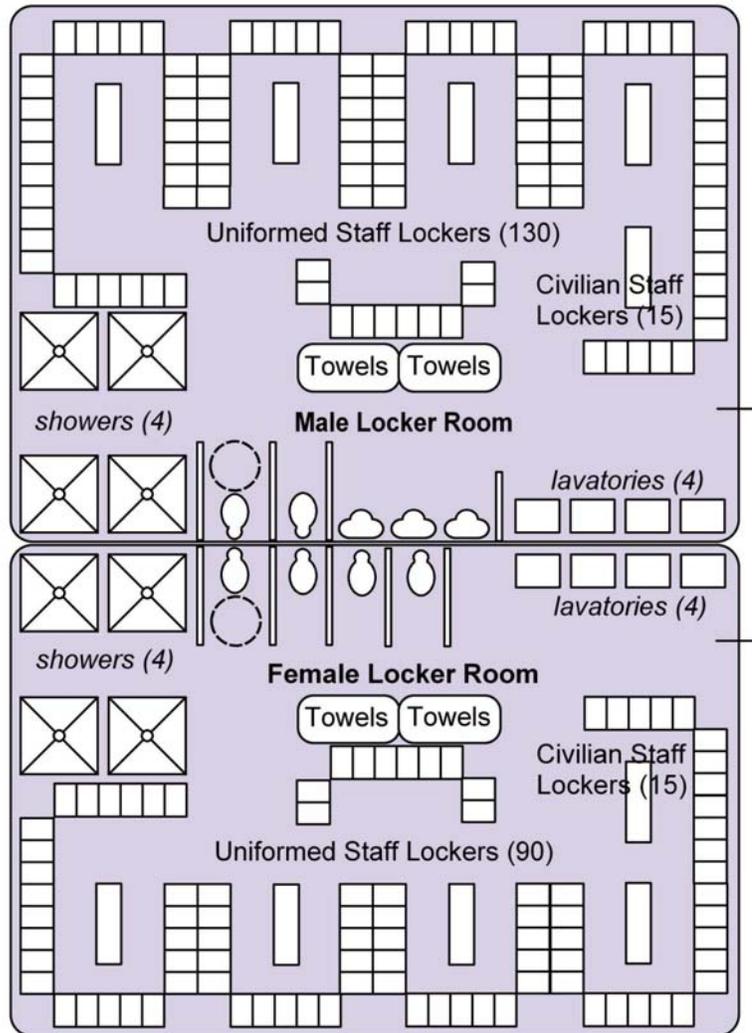
Lancaster County Training Areas Diagram

- secure access control
- secondary access control



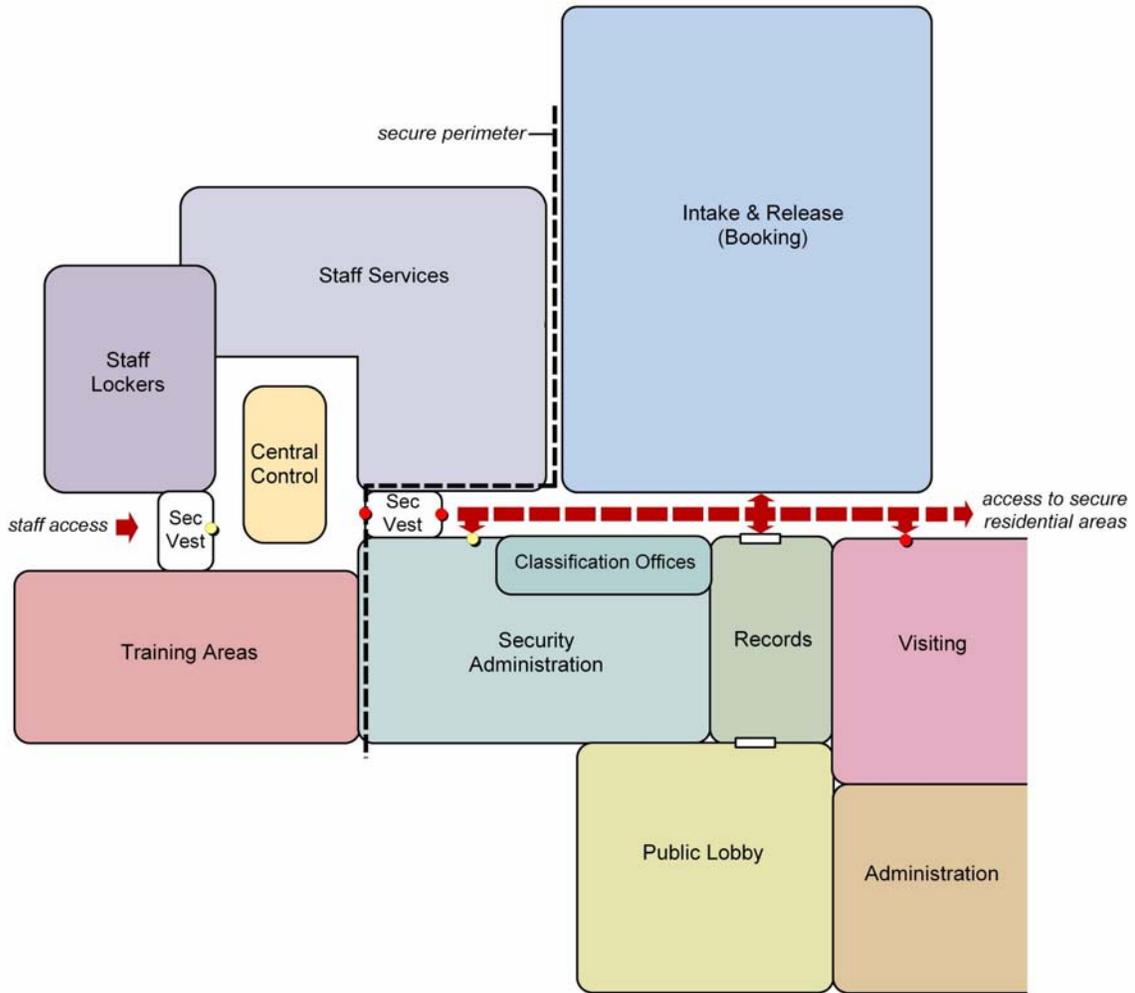
Lancaster County Staff Services Diagram

- secure access control
- secondary access control



Lancaster County Staff Locker Rooms Diagram

- secure access control
- secondary access control



Lancaster County Booking/Sec Admin/Records Diagram

● secure access control ● secondary access control

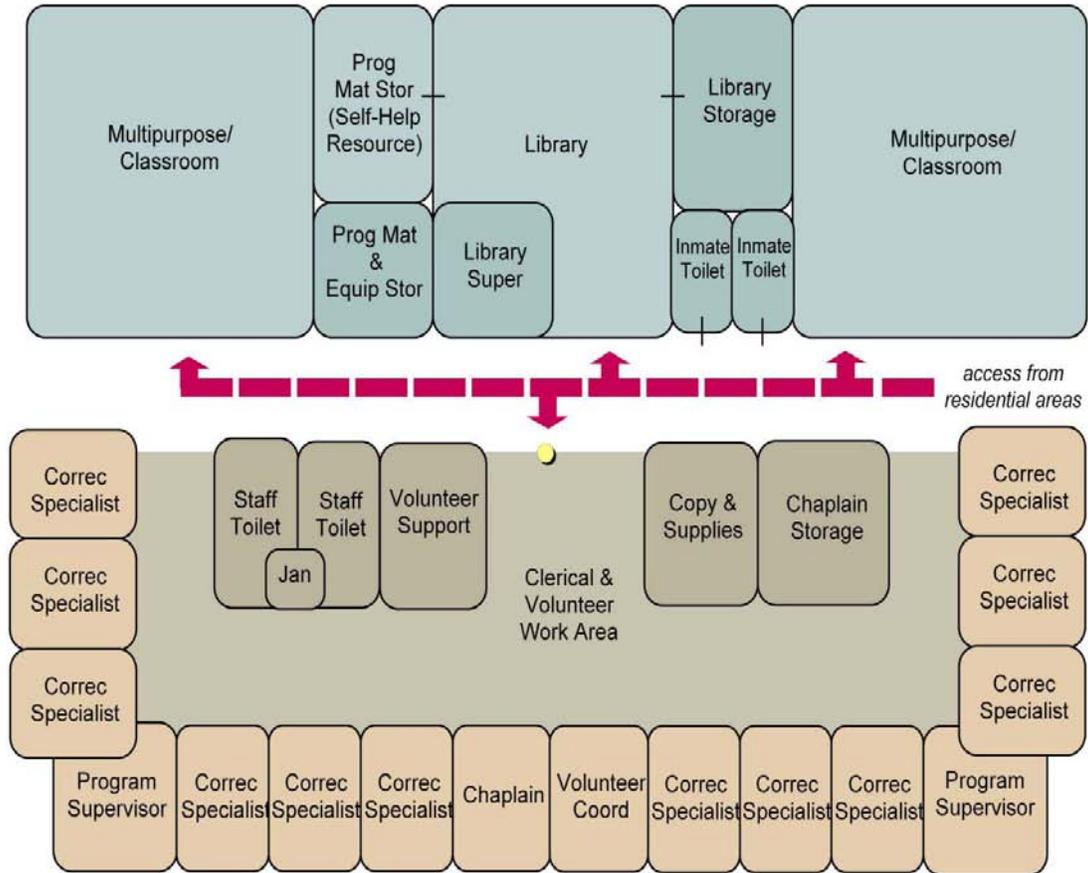
4.000 – PROGRAM SERVICES

4.100 – Inmate Programs

Component: PROGRAM SERVICES - 4.000
Subcomponent: Inmate Programs
Component No: 4.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
4.100	Program Supervisor	120	2	240	
4.101	Correctional Specialist	100	12	1,200	
4.102	Clerical Work Area	80	1	80	w/records storage
4.103	Library Supervisor	120	1	120	
4.104	Library	400	1	400	
4.105	Library Storage	200	1	200	
4.106	Staff Toilet	50	2	100	
4.107	Inmate Toilet	50	2	100	
4.108	Multipurpose/Classroom	500	2	1,000	
4.109	Chaplain's Office	120	1	120	
4.110	Chaplain's Storage	160	1	160	
4.111	Volunteer Coordinator's Office	120	1	120	
4.112	Volunteer Work Area	150	1	150	
4.113	Copy and Supply Storage	100	1	100	
4.114	Program Material/Equip. Storage	100	2	200	one used as self help resources
4.115	Volunteer/Staff Support	120	1	120	refrigerator, microwave, & sink/counter
4.116	Janitor's Closet	30	1	30	
4.116	Industry Work Space	1,000	1	1,000	locate at vehicle delivery
Programs Space Subtotal				5,440	
30% Department Grossing Factor (DGSF)				1,632	
TOTAL SPACE				7,072	

Note: Locate Inmate Programs in close proximity to Medical Services.



Lancaster County Inmate Programs Diagram

- secure access control
- secondary access control

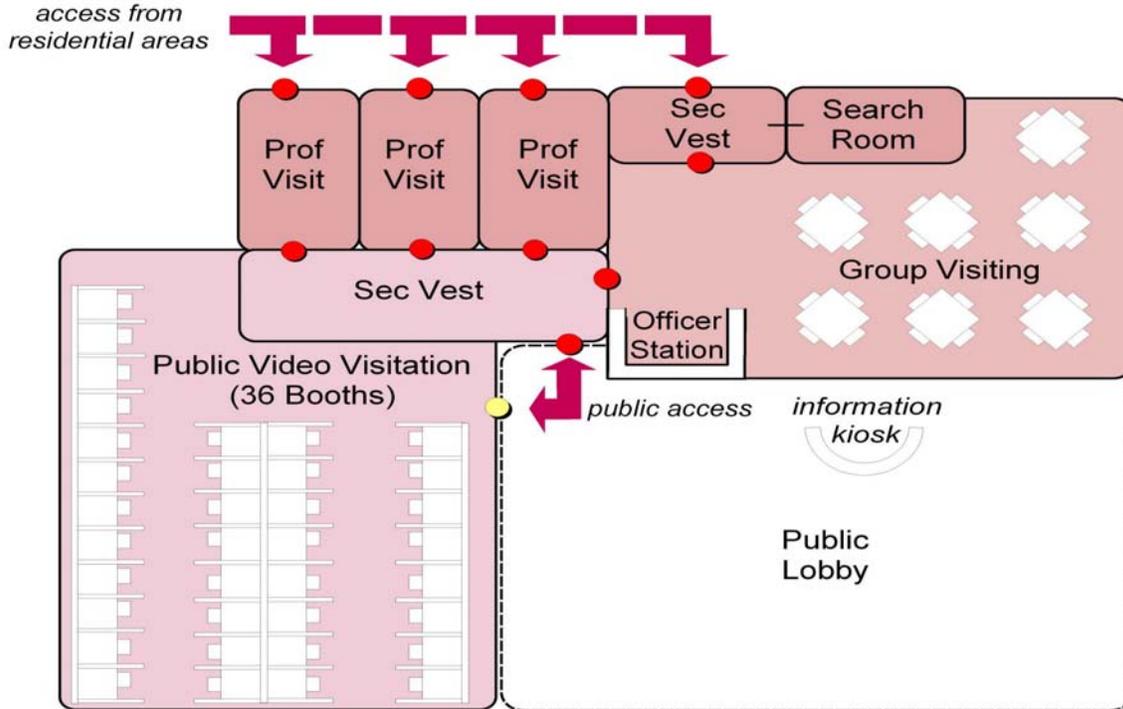
Notes: 1. Industries Workshop (1,000 SF) located near vehicle delivery areas.
2. Close access to medical services component is desired

4.200 – Visitation

Component: PROGRAM SERVICES - 4.000
Subcomponent: Visitation
Component No: 4.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
4.200	Information Kiosk	40	1	40	
4.201	Officer Station	48	1	48	locate in group visiting room
4.202	Public Visitation Booths	15	36	540	for Video Visitation
4.203	Professional Visiting	80	3	240	
4.204	Security Vestibule	80	1	80	for professional visiting and group visiting
4.205	Group Visiting Room	400	1	400	10 to 15 visitors
4.206	Search Room	60	1	60	
4.207	Security Vestibule	60	1	60	

Visitation Subtotal	1,468
35% Department Grossing Factor (DGSF)	514
TOTAL SPACE	1,982



Lancaster County Visitation Diagram

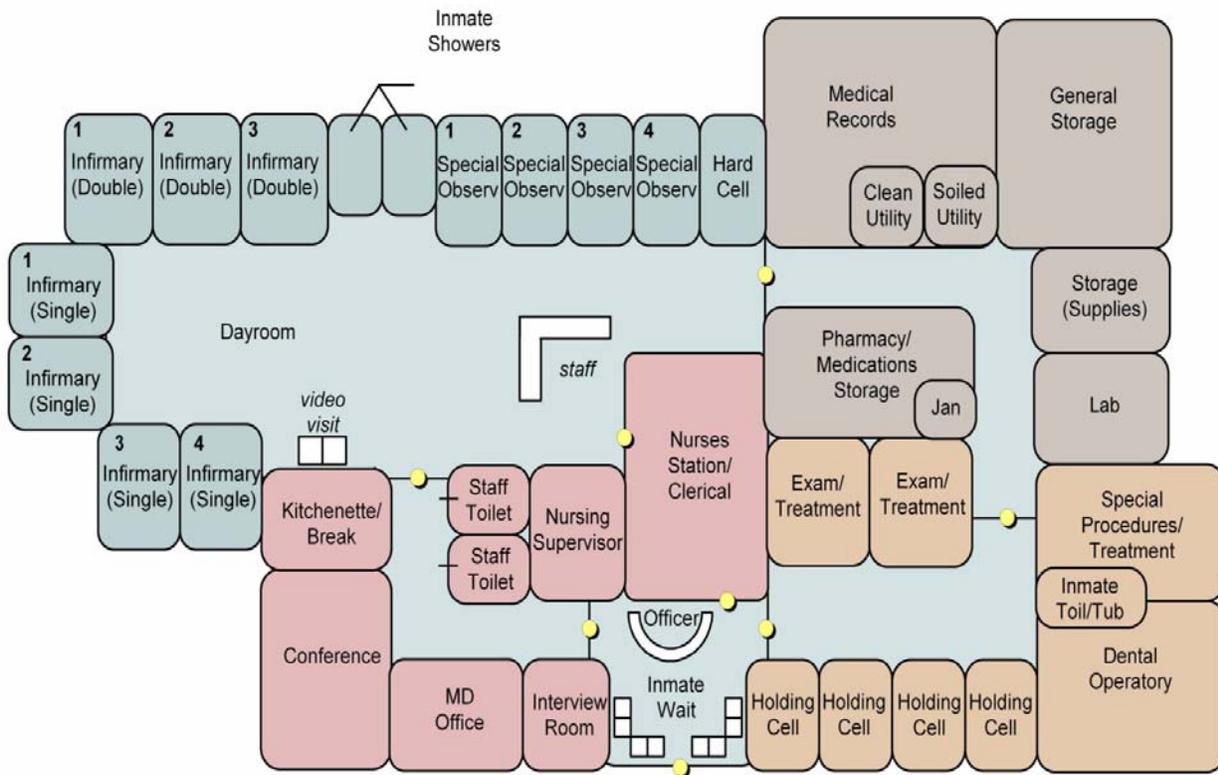
- secure access control
- secondary access control

5.000 – INMATE SERVICES

5.100 – Medical

Component: INMATE SERVICES - 5.000
Subcomponent: Medical
Component No: 5.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.100	Inmate Waiting	15	10	150	
5.101	Officer Station	60	1	60	
5.102	Holding Cells	60	4	240	number required
5.103	Nurses Station	250	1	250	
5.104	Interview Room	80	1	80	
5.105	Clerical Workstations	48	2	96	
5.106	Medical Records	500	1	500	w/workstation copier; close proximity to programs
5.107	Nursing Supervisors Office	100	1	100	
5.108	MD Office/Psych Office	100	2	200	
5.109	Inmate Toilet	50	1	50	
5.110	Staff Toilet	50	2	100	
5.111	Tub Area	50	1	50	
5.112	General Storage	200	1	200	medical equipment
5.113	Lab	100	1	100	w/autoclave
5.114	Infirmery/Observation Room - Single Occupancy	100	4	400	wet cells; 2 w/negative pressure; showers; food pass in door
5.115	Infirmery/Observation Room - Double Occupancy	120	3	360	wet cells
5.116	Special Observation Rooms	70	4	280	wet cells, no privacy wall
5.117	Day Room	35	15	525	w/staff station
5.118	Shower	50	2	100	
5.119	Video Visitation Booth	20	2	40	
5.120	Safety Cell	70	1	70	floor flush drain; food pass in door
5.121	Medication Storage/Pharmacy	500	1	500	w/medication preparation area, cart storage, refrigerator, and sink
5.122	Dental Operatory	400	1	400	2 chairs, office, workroom, sink, storage
5.123	Exam/Treatment Rooms	110	2	220	w/sink
5.124	Special Procedures/Treatment Room	200	1	200	w/sink
5.125	Clean/Soiled Utility Storage	40	2	80	
5.126	Storage	100	1	100	general supplies
5.127	Conference	200	1	200	10 to 12 persons
5.128	Break Room	120	1	120	refrigerator, microwave, sink/counter
5.129	Janitor's Closet	30	1	30	
Medical Space Subtotal				5,801	
35% Department Grossing Factor (DGsf)				2,030	
TOTAL SPACE				7,831	



Lancaster County Medical Services Diagram

- secure access control
- secondary access control

5.200 - Food Services

Component: INMATE SERVICES - 5.000
Subcomponent: Food Services
Component No: 5.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.200	Receiving Area	500	1	500	w/receiving dock
5.201	Food Storage/Refrigeration	1,000	1	1,000	
5.202	Bakery	200	1	200	
5.203	Food Preparation/Processing	2,000	1	2,000	
5.204	Dry Storage	1,000	1	1,000	
5.205	Dishware Washing	200	1	200	
5.206	Dirty Tray/Cart Storage	500	1	500	
5.207	Offices/Workroom	200	2	400	w/copier and files
5.208	Staff Locker/Restrooms	200	1	200	
5.209	Inmate Restrooms	50	2	100	
5.210	Cart Staging	600	1	600	
5.211	Trash Storage/Processing	600	1	600	
5.212	Dumpsters	-	-	-	outside near loading/receiving dock
Food Services Subtotal				7,300	
30% Department Grossing Factor (DGSF)				2,190	
TOTAL SPACE				9,490	

Note: Total Food Services Areas to be confirmed by Food Services Consultant.

5.300 – Laundry

Component: INMATE SERVICES - 5.000
Subcomponent: Laundry
Component No: 5.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.300	Laundry Supervisor	100	1	100	
5.301	Workstation/Sorting	140	2	280	one clean, one dirty
5.302	Sorting/Washers	600	1	600	
5.303	Drying/Folding Area	200	1	200	
5.304	Cart room/Storage	300	1	300	
5.305	Inmate Toilets	50	1	50	
5.306	Staff Toilets	50	1	50	
5.307	Supply Room	150	1	150	
5.308	Linen/Clothing Storage	800	1	800	
Laundry Subtotal				2,530	
20% Department Grossing Factor (DGSF)				506	
TOTAL SPACE				3,036	

5.400 – Maintenance

Component: INMATE SERVICES - 5.000
Subcomponent: Maintenance
Component No: 5.400

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.400	Facility Manager	150	1	150	
5.401	Documentation Storage Room	100	1	100	locate at Facility Manager Office
5.402	Maintenance Supervisor	200	1	200	shared office - 2 workstation
5.403	Carpentry Shop	500	1	500	
5.404	Electrical Shop	300	1	300	
5.405	Electronics Shop	300	1	300	
5.406	Plumbing Shop	300	1	300	
5.407	Welding Shop	300	1	300	
5.408	Toilet	50	2	100	1 inmate and 1staff
5.409	Toilet/Shower	70	1	70	
5.410	Tool Crib	80	5	400	one at each shop
5.411	Receiving	200	1	200	
5.412	Chemical Storage	100	1	100	
5.413	Painting/HAZMAT Storage	500	1	500	
5.414	Bulk Storage	1,000	1	1,000	
5.415	Voice Data	300	1	300	central distribution station
5.416	Grounds Maintenance	500	1	500	
5.417	Inmate Work Building	-	0	-	approximately 3,500sf pole building
Maintenance Subtotal				5,320	
10% Department Grossing Factor (DGSF)				532	
TOTAL SPACE				5,852	

Note:

(1) Some or all shops and tool storage spaces may be combined during design phases at the discretion of jail authorities pending continuing review by maintenance services staff. Current table indicates approximate areas required by discipline.

5.500 – Warehouse and Commissary Storage

Component: INMATE SERVICES - 5.000
Subcomponent: Warehouse and Commissary Storage
Component No: 5.500

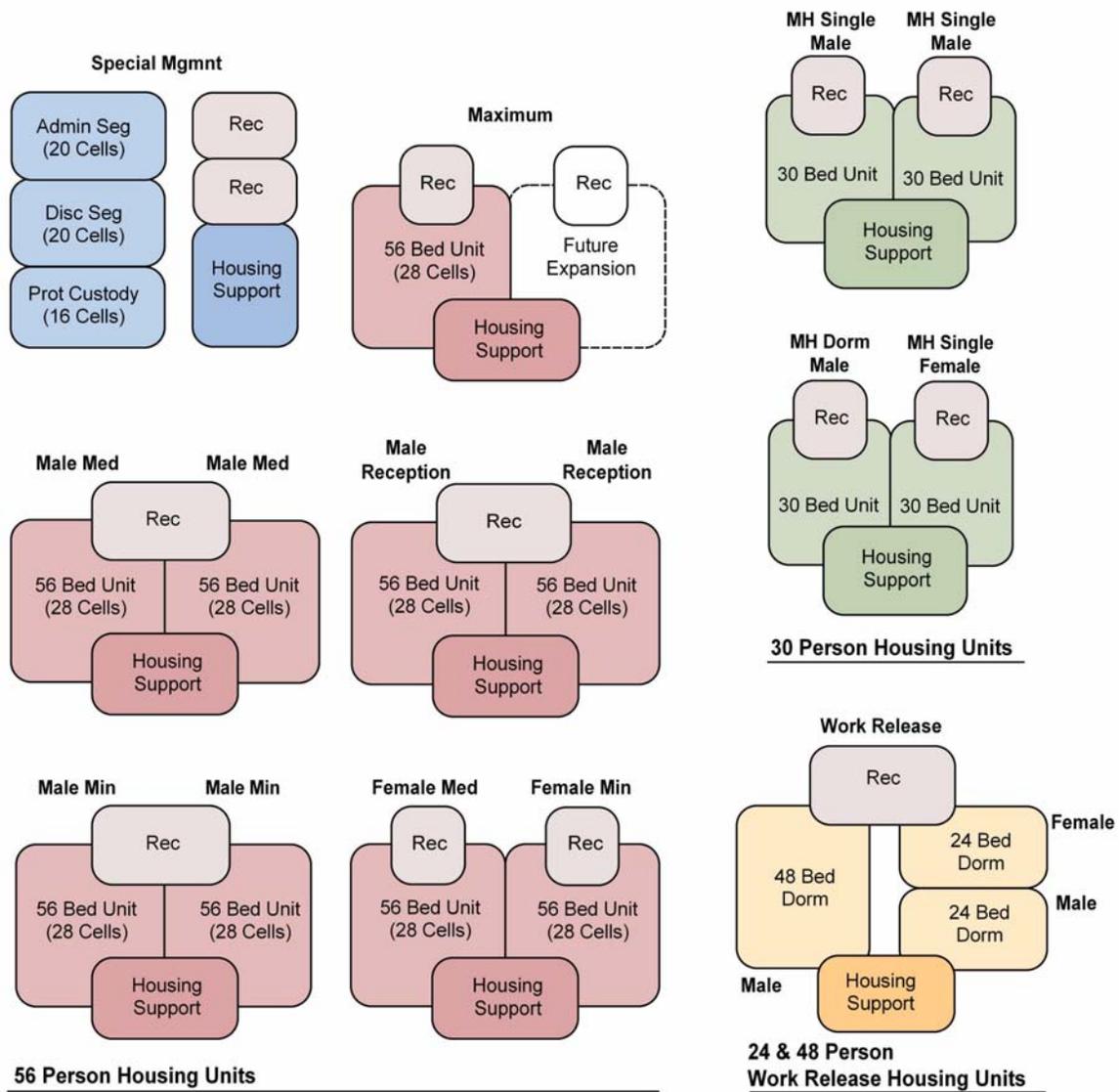
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.500	<u>Conditioned Space</u>				
	- Office Supplies	500	1	500	
	- Secured for Records	500	1	500	dead files
	- Secured for Commissary	1,000	1	1,000	w/work area for bag assembly; computer stations
	- Cleaning/Residential Supplies	500	1	500	
5.501	<u>Non-Conditioned Space</u>				
	- General	5,000	1	5,000	
5.502	Warehouse/Receiving Clerk	150	1	150	w/workstations
5.503	Inmate Clerk Office/Break Area	100	1	100	
5.504	Staff Restroom	50	1	50	
5.505	Inmate Restroom	50	1	50	
5.506	Receiving Dock	(1,000)	1	(1,000)	w/storage area, not in subtotal
5.507	Shipping Dock	(1,000)	1	(1,000)	w/storage area, not in subtotal
5.508	Secure Yard Area	(2,000)	1	(2,000)	connection to maintenance, docks

Warehouse and Commissary Subtotal	7,850
10% Department Grossing Factor (DGSF)	785
TOTAL SPACE	8,635

INMATE HOUSING UNIT SPACE ALLOCATION

HOUSING UNIT CONCEPTS

HOUSING CONFIGURATIONS



**6.100 – Special Management Housing – Administrative/Disciplinary Segregation/
Protective Custody**

Component: SPECIAL MANAGEMENT HOUSING - ADMINISTRATIVE/DISCIPLINARY SEGREGATION/PROTECTIVE CUSTODY

Subcomponent: Housing Unit - 56 Bed Single Cell Unit

Component No: 6.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 56 Bed Single Unit					
6.100	Cells	70	55	3,850	wet cells; food pass in door; subdivide 3 areas; 3 cell sub dayrooms in administration, disciplinary segregation
6.101	ADA Cells	100	1	100	handicap accessible
6.102	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.103	Toilets	30	1	30	1 inmate
6.104	Showers	25	6	150	
6.105	Supply Storage	100	1	100	
6.106	Officer Station	40	1	40	
6.107	Janitors Closet	30	1	30	

Housing Unit Space Subtotal 6,260
 50% Department Grossing Factor (DGSF) 3,130
TOTAL HOUSING SPACE 9,390

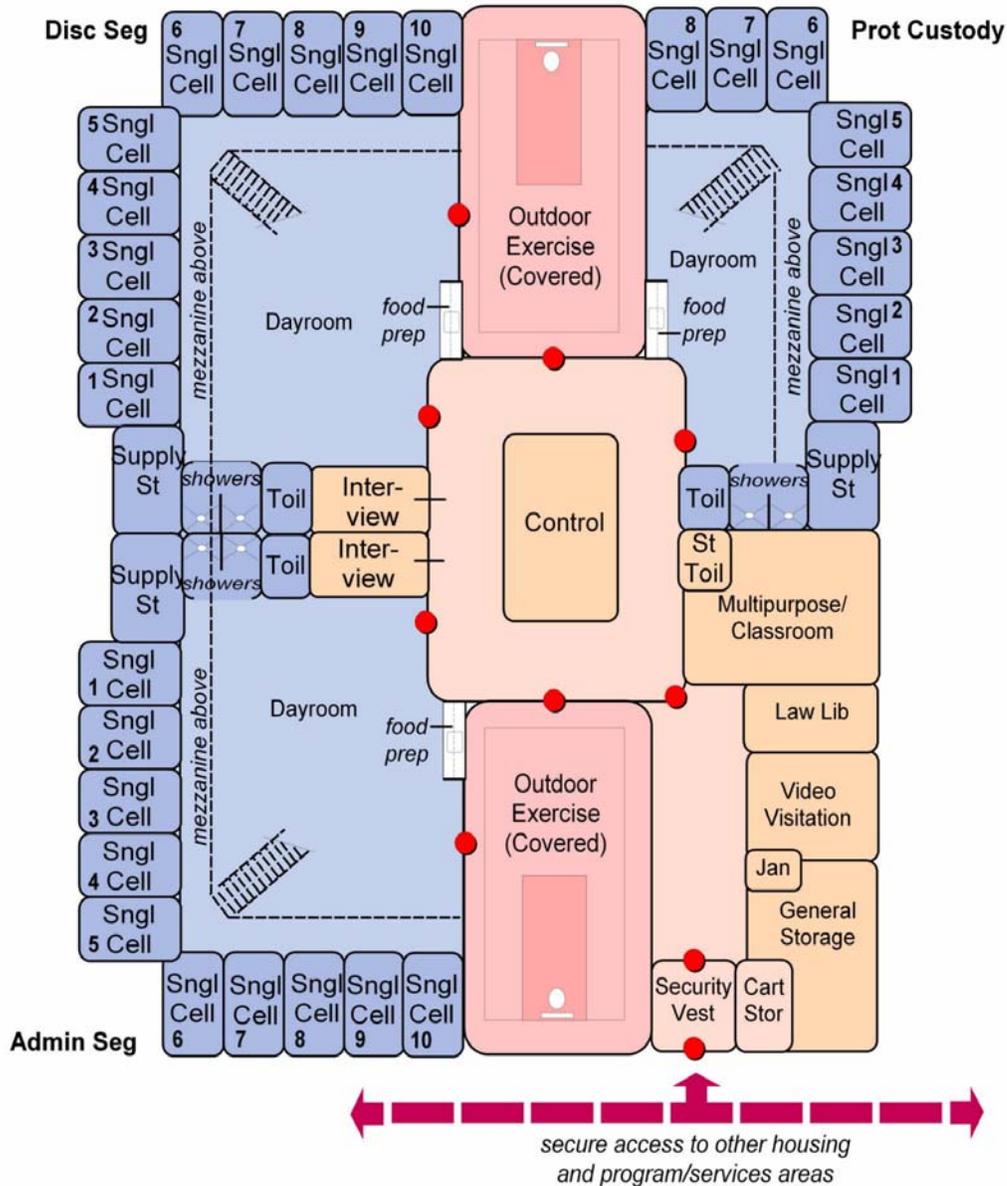
Housing Support/Shared Spaces (Supports Special Management Housing)

6.108	Security Vestibule	80	1	80	
6.109	Housing Control Room	200	1	200	w/toilet, security equipment
6.110	Small Interview Room	80	2	160	phone, computer hook-up
6.111	Video Visitation Booth	20	4	80	
6.112	Law Library	50	2	100	
6.113	Cart Storage	80	1	80	assumes meals at the unit
6.114	Staff Toilet	30	1	30	
6.115	General Storage	100	1	100	
6.116	Multipurpose Room	200	1	200	8 to 10 person
6.117	Janitors Closet	30	1	30	
6.118	Outdoor Exercise Yard	(500)	2	(1,000)	food pass through rec yard

Support/Shared Space Subtotal 1,060
 50% Department Grossing Factor (DGSF) 530
TOTAL SUPPORT SPACE 1,590

Grand Total Special Management Housing 10,980

Note: Sub dayroom to include shower and phone access.



Lancaster County Special Management Housing & Support Diagram
Admin Seg (20 capacity), Disc Seg (20 capacity), Prot Custody (16 capacity)

- secure access control
- secondary access control

6.200 – Maximum Security Housing

Component: MAXIMUM SECURITY HOUSING
Subcomponent: Housing Unit - 28 Double Cell Maximum Security Unit (1 @ 56 Capacity = 56)
Component No: 6.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 56 Bed Double Unit					
6.200	Cells	90	27	2,430	wet cells
6.201	ADA Cells	100	1	100	handicap accessible
6.202	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.203	Toilets	30	1	30	1inmate
6.204	Showers	25	6	150	
6.205	Supply Storage	100	1	100	
6.206	Officer Station	40	1	40	
6.207	Laundry Area	120	1	120	w/locked storage
6.208	Janitors Closet	30	1	30	

Housing Unit Space Subtotal 4,960

 50% Department Grossing Factor (DGSF) 2,480

TOTAL HOUSING SPACE 7,440

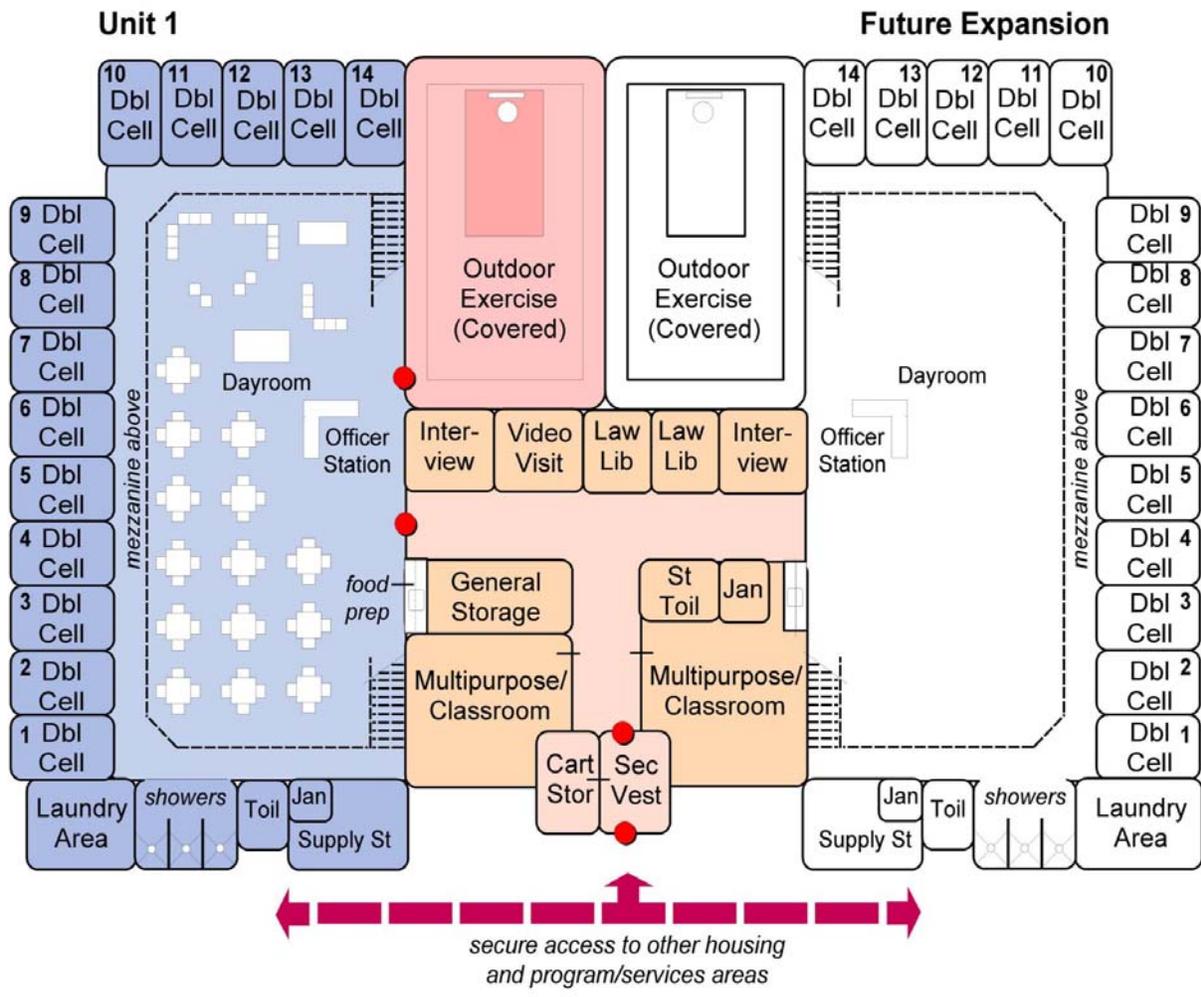
Housing Support/Shared Spaces (Supports Maxium Custody Housing)					
6.209	Security Vestibule	80	1	80	
6.210	Small Interview Room	80	2	160	phone, computer hook-up
6.211	Video Visitation Booth	20	4	80	
6.212	Law Library	50	2	100	
6.213	Cart Storage	80	1	80	assumes meals at the unit
6.214	Staff Toilet	30	1	30	
6.215	General Storage	100	1	100	
6.216	Multipurpose Room	200	2	400	8 to 10 person
6.217	Janitors Closet	30	1	30	
6.218	Outdoor Exercise Yard	(1,000)	1	(1,000)	

Support/Shared Space Subtotal 1,060

 50% Department Grossing Factor (DGSF) 530

TOTAL SUPPORT SPACE 1,590

Grand Total Maximum Housing	9,030
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Lancaster County Maximum Custody (Male) Housing & Support Diagram
56 Person Capacity (Two Levels, 28 Cells/Unit)

- secure access control
- secondary access control

6.300 – Mental Health/Special Needs Housing

Component: MENTAL HEALTH/SPECIAL NEEDS HOUSING
Subcomponent: Housing Unit - 30 Bed Mental Health/Special Needs Housing (3) Single Cell Unit (1 for Females) and (1) Dormitory (4 @ 30 Capacity = 120)
Component No: 6.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Single Cell Unit - 30 Capacity					
6.300	Cells	70	29	2,030	wet cells; food pass in door; (1) 3 person sub dayroom in each unit; (2) rooms special observation handicap accessible
6.301	ADA Cells	100	1	100	
6.302	Dayroom	35	30	1,050	w/food prep area; sink; cabinets
6.303	Toilet	30	1	30	
6.304	Showers	25	4	100	1 in sub dayroom
6.305	Supply Storage	100	1	100	
6.306	Officer Station	40	1	40	
6.307	Laundry Area	120	1	120	w/locked storage
6.308	Janitors Closet	30	1	30	
Housing Unit Space Subtotal				3,600	
Housing Units x 3 Units				10,800	
75% Department Grossing Factor (DGFSF)				8,100	
TOTAL SINGLE CELL UNITS SPACE				18,900	

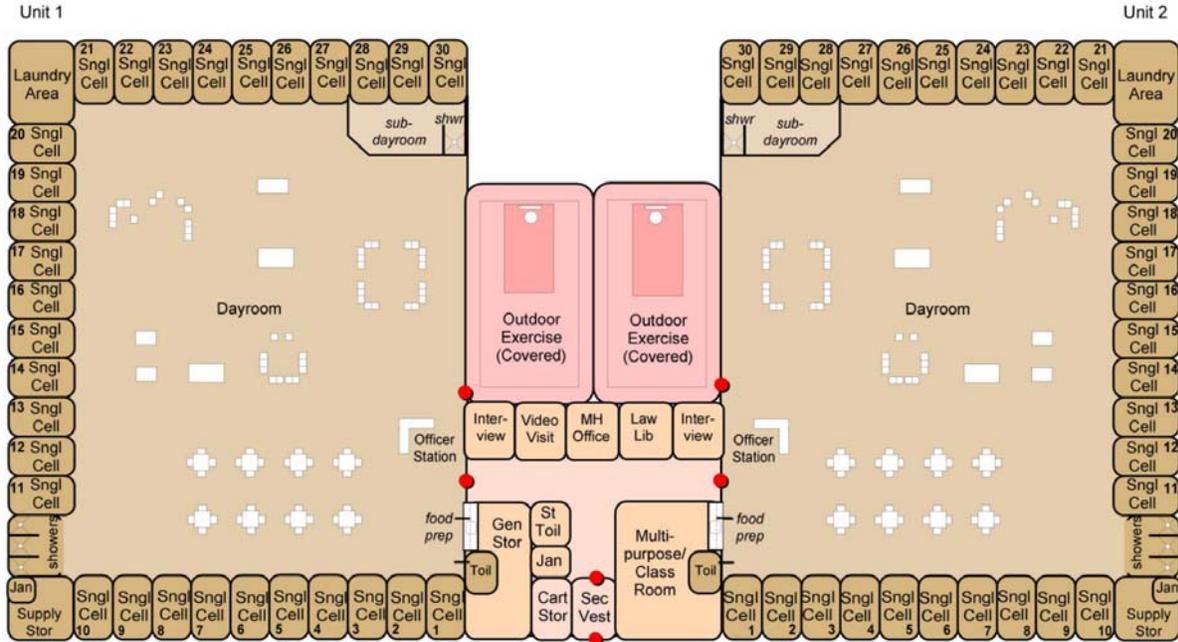
Dormitory Unit - 30 Capacity (Note: Consideration of adding dormitory area in one female housing unit during design.)					
6.309	Sleeping Area	35	30	1,050	dry rooms
6.310	Dayroom	35	30	1,050	w/food prep area; sink; cabinets
6.311	Showers	25	3	75	
6.312	Toilet	35	4	140	
6.313	Supply Storage	100	1	100	
6.314	Officer Station	40	1	40	
6.315	Laundry Area	120	1	120	w/locked storage
6.316	Janitors Closet	30	1	30	
Housing Unit Space Subtotal				2,605	
50% Department Grossing Factor (DGFSF)				1,303	
TOTAL DORMITORY UNIT SPACE				3,908	

Housing Support/Shared Spaces (Supports Two Housing Units)					
6.317	Security Vestibule	80	1	80	
6.318	Small Interview Room	80	2	160	phone and computer hook up
6.319	Mental Health Office	100	1	100	
6.320	Video Visitation Booth	20	3	60	
6.321	Law Library	50	2	100	
6.322	Cart Storage	80	1	80	assumes meals at the unit
6.323	Staff Toilet	30	1	30	
6.324	General Storage	100	1	100	
6.325	Multipurpose Room	200	1	200	
6.326	Janitors Closet	30	1	30	
6.327	Outdoor Exercise Yard	(500)	2	(1,000)	
Support/Shared Space Subtotal				940	
(2) Housing Support/Shared Units				1,880	
50% Department Grossing Factor (DGFSF)				940	
TOTAL SUPPORT SPACE				2,820	

Grand Total Mental Health/Special Needs Housing 25,628

Note:

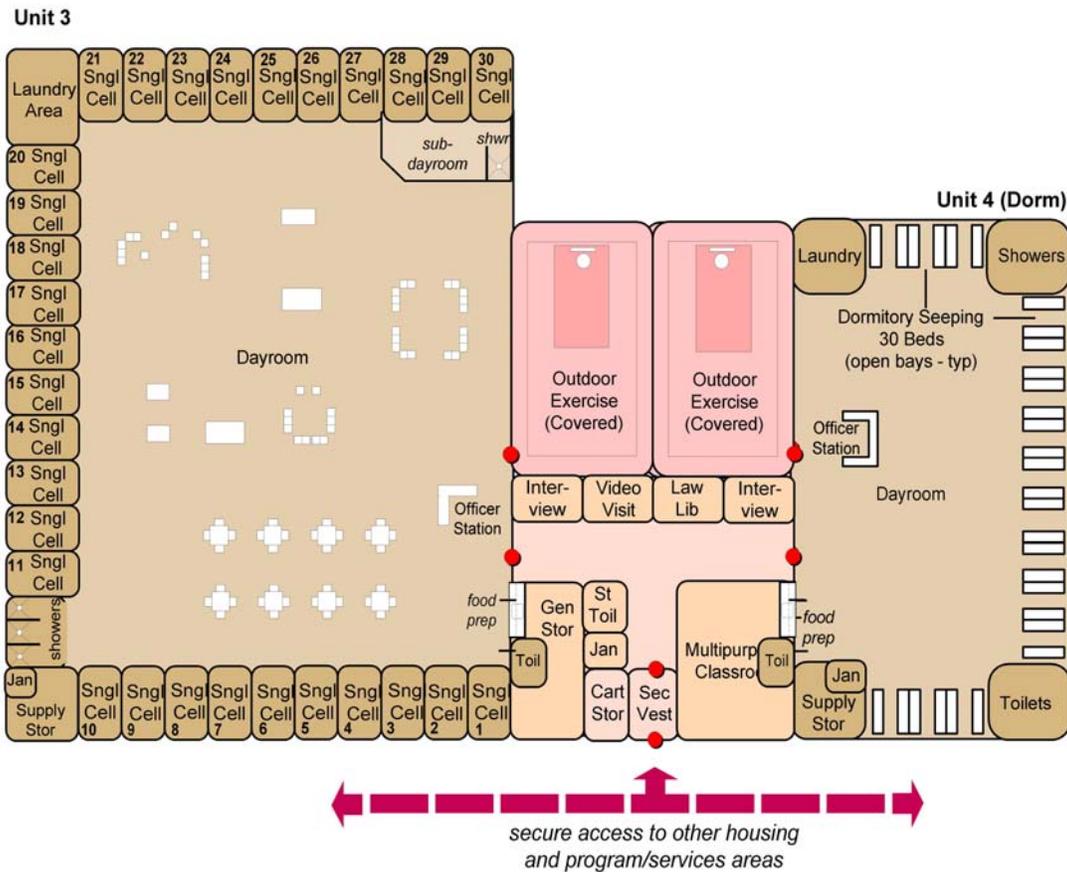
(1) All Housing and Support Areas to be located on one level (no Mezzanine in housing).



secure access to other housing
and program/services areas

Lancaster County Mental Health Housing & Support Diagram
30 Person Capacity (One Level, 30 Cells/Unit)

- secure access control
- secondary access control



Lancaster County Mental Health Housing & Support Diagram
30 Person Capacity (One Level, 30 Beds/Unit)

- secure access control
- secondary access control

6.400 – Medium Custody Housing

Component: MEDIUM CUSTODY HOUSING
Subcomponent: Housing Unit - 28 Double Cell Medium Security Unit (3 @ 56 = 168 Capacity - One Female Unit)
Component No: 6.400

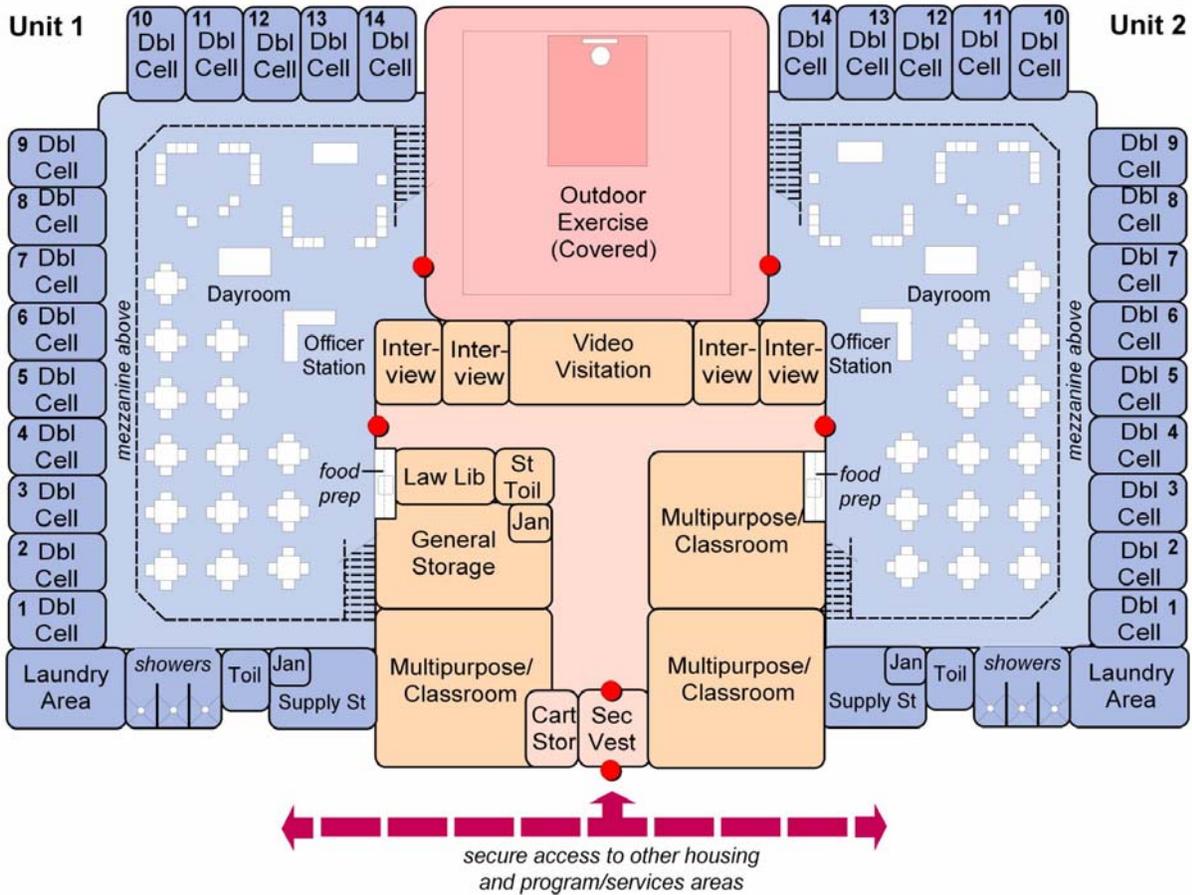
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 56 Single Cell Occupancy Unit					
6.400	Cells	90	27	2,430	wet cells, no food pass; (3) sub dayrooms in female unit
6.401	ADA Cells	100	1	100	handicap accessible
6.402	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.403	Toilet	30	1	30	1 inmate
6.404	Showers	25	6	150	
6.405	Supply Storage	100	1	100	
6.406	Officer Station	40	1	40	
6.407	Laundry Area	120	1	120	w/locked storage
6.408	Janitors Closet	30	1	30	
Housing Unit Space Subtotal				4,960	
Housing Units = (3 Units @ 56 Beds = 168)				14,880	
50% Department Grossing Factor (DGSF)				7,440	
TOTAL HOUSING SPACE				22,320	

Housing Support/Shared Spaces (2 Housing Support Areas - One for Female Population)					
6.409	Security Vestibule	80	1	80	
6.410	Interview Rooms	80	4	320	phone and computer hook up
6.411	Video Visitation Booth	20	6	120	
6.412	Staff Toilet	30	1	30	
6.413	Cart Storage	80	1	80	assumes meals at the unit
6.414	Law Library	50	2	100	
6.415	General Storage	200	1	200	
6.416	Multipurpose/Classroom	500	3	1,500	15 to 20 users
6.417	Janitors Closet	30	1	30	
6.418	Outdoor Exercise Yard	(1,000)	1	(1,000)	Male
6.419	Outdoor Exercise Yard	(500)	2	(1,000)	Female
Support/Shared Space Subtotal				2,460	
(2) Housing Support/Shared Units ¹				4,920	
50% Department Grossing Factor (DGSF)				2,460	
TOTAL SUPPORT SPACE				7,380	

Note:

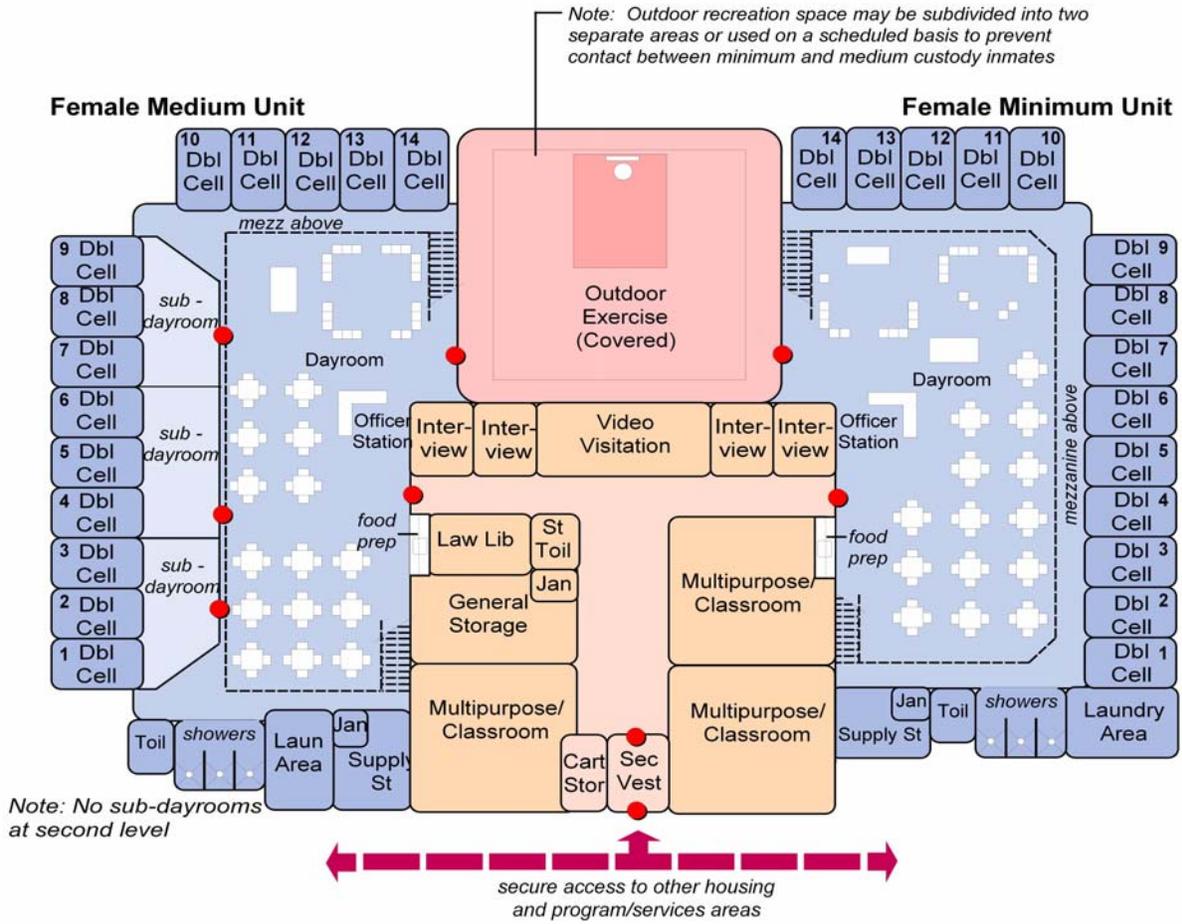
1. Female Housing Unit (56) has dedicated Housing Support Area. Share with (56) Bed Female Minimum Unit.
2. (3) 3 person sub dayroom requested in Female Unit - change sqft in dayrooms and showers (and capacity if single cell sub dayroom).

Grand Total Medium Housing Unit	29,700
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Lancaster County Medium Custody (Male) Housing & Support Diagram
56 Person Capacity (Two Levels, 28 Cells/Unit)

- secure access control
- secondary access control



Lancaster County Female Medium & Minimum Custody Housing & Support Diagram
56 Person Capacity Each (Two Levels, 28 Cells/Unit)

- secure access control
- secondary access control

6.600 – Reception/Intake Housing

Component: RECEPTION/INTAKE (MEDIUM) CUSTODY HOUSING
Subcomponent: Housing Unit - 28 Double Cell Medium Security Unit (2 @ 56 = 112 Capacity)
Component No: 6.500

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 56 Single Cell Occupancy Unit					
6.500	Cells	90	27	2,430	wet cells, food pass in (2) 4 person sub dayroom cells
6.501	ADA Cells	100	1	100	handicap accessible
6.502	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.503	Toilet	30	1	30	1 inmate
6.504	Showers	25	6	150	
6.505	Supply Storage	100	1	100	
6.506	Officer Station	40	1	40	
6.507	Laundry Area	120	1	120	w/locked storage
6.508	Janitors Closet	30	1	30	

Housing Unit Space Subtotal 4,960
 Housing Units = (2 Units @ 56 Beds = 112) 9,920
 50% Department Grossing Factor (DGSF) 4,960
TOTAL HOUSING SPACE 14,880

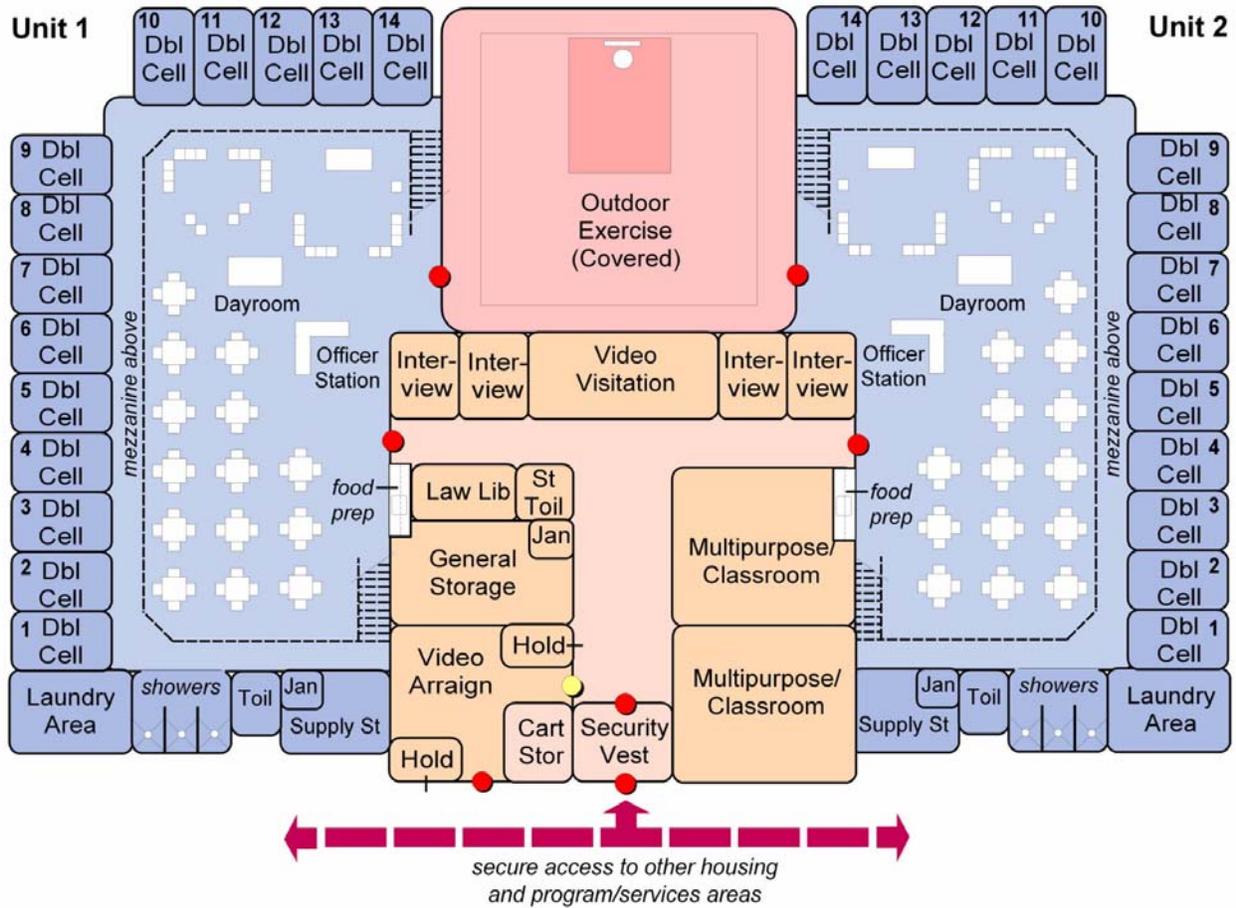
Housing Support/Shared Spaces (Housing Support Areas for Intake Population)					
6.509	Security Vestibule	80	1	80	
6.510	Interview Rooms	80	4	320	phone and computer hook up
6.511	Video Visitation Booth	20	6	120	
6.512	Staff Toilet	30	1	30	
6.513	Cart Storage	80	1	80	assumes meals at the unit
6.514	Law Library	50	2	100	
6.515	General Storage	200	1	200	
6.516	Multipurpose/Classroom	500	2	1,000	15 to 20 users
6.517	Video Arraignment Room	100	1	100	w/locked equipment
6.518	Holding Room	60	2	120	separate secure access from other units
6.519	Janitors Closet	30	1	30	
6.520	Outdoor Exercise Yard	(1,000)	1	(1,000)	Male

Support/Shared Space Subtotal 2,180
 50% Department Grossing Factor (DGSF) 1,090
TOTAL SUPPORT SPACE 3,270

Note:

- (2) 4 person sub dayrooms requested.

Grand Total Reception/Intake (Medium) Housing Unit 18,150



Lancaster County Reception/Intake Housing & Support Diagram
Medium Custody - 56 Person Capacity (Two Levels, 28 Cells)

- secure access control
- secondary access control

6.700 – Minimum Custody Housing

Component: MINIMUM CUSTODY HOUSING

Subcomponent: Housing Unit - 28 Double Cell Minimum Security Housing (3 @ 56 = 168 Capacity - One Female Unit)

Component No: 6.600

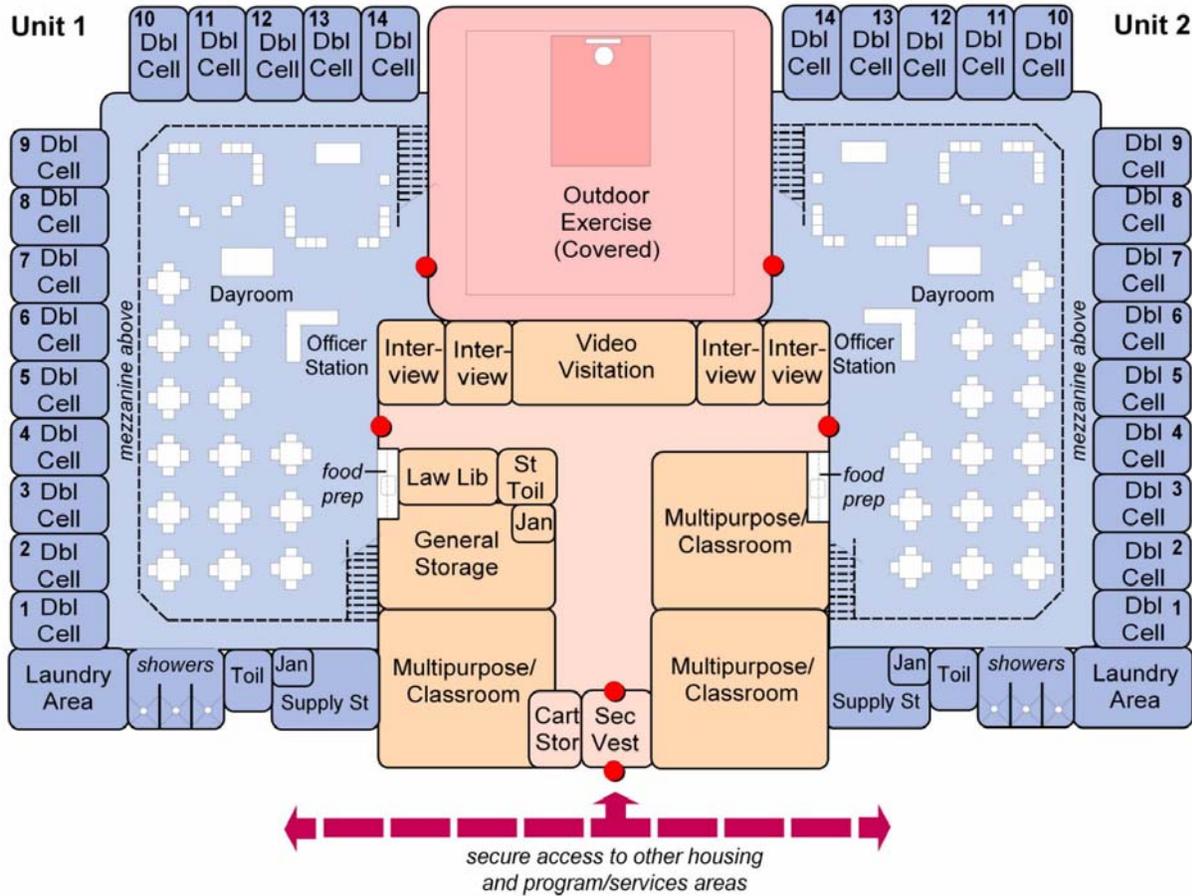
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 28 Double Cell					
6.600	Cells	90	27	2,430	wet cells
6.601	Cell - ADA	100	1	100	
6.602	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.603	Showers	25	6	150	
6.604	Toilets	30	1	30	1 inmate
6.605	Supply Storage	100	1	100	
6.606	Officer Station	40	1	40	
6.607	Laundry Area	120	1	120	w/locked storage
6.608	Janitors Closet	30	1	30	
Housing Unit Space Subtotal				4,960	
Housing Units = (3 Units @ 56 Beds = 168)				14,880	
50% Department Grossing Factor (DGSF)				7,440	
TOTAL HOUSING SPACE				22,320	

Housing Support/Shared Spaces (One area supports two male housing units.¹)					
6.609	Security Vestibule	80	1	80	
6.610	Interview Rooms	80	4	320	
6.611	Video Visitation Booth	20	6	120	
6.612	Cart Storage	80	1	80	assumes meals at the unit
6.613	Staff Toilet	30	1	30	
6.614	Law Library	50	2	100	
6.615	General Storage	200	1	200	
6.616	Multipurpose/Classroom	500	3	1,500	15 to 20 users
6.617	Janitors Closet	30	1	30	
6.618	Outdoor Exercise Yard	(1,000)	1	(1,000)	
Support/Shared Space Subtotal				2,460	
50% Department Grossing Factor (DGSF)				1,230	
TOTAL SUPPORT SPACE				3,690	

Note:

1. Female Housing Support Area shared with Medium - See Medium Housing Support Area.

Grand Total Minimum Housing Unit	26,010
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Lancaster County Minimum Custody (Male) Housing & Support Diagram
56 Person Capacity (Two Levels, 28 Cells/Unit)

- secure access control
- secondary access control

6.800 – Work Release

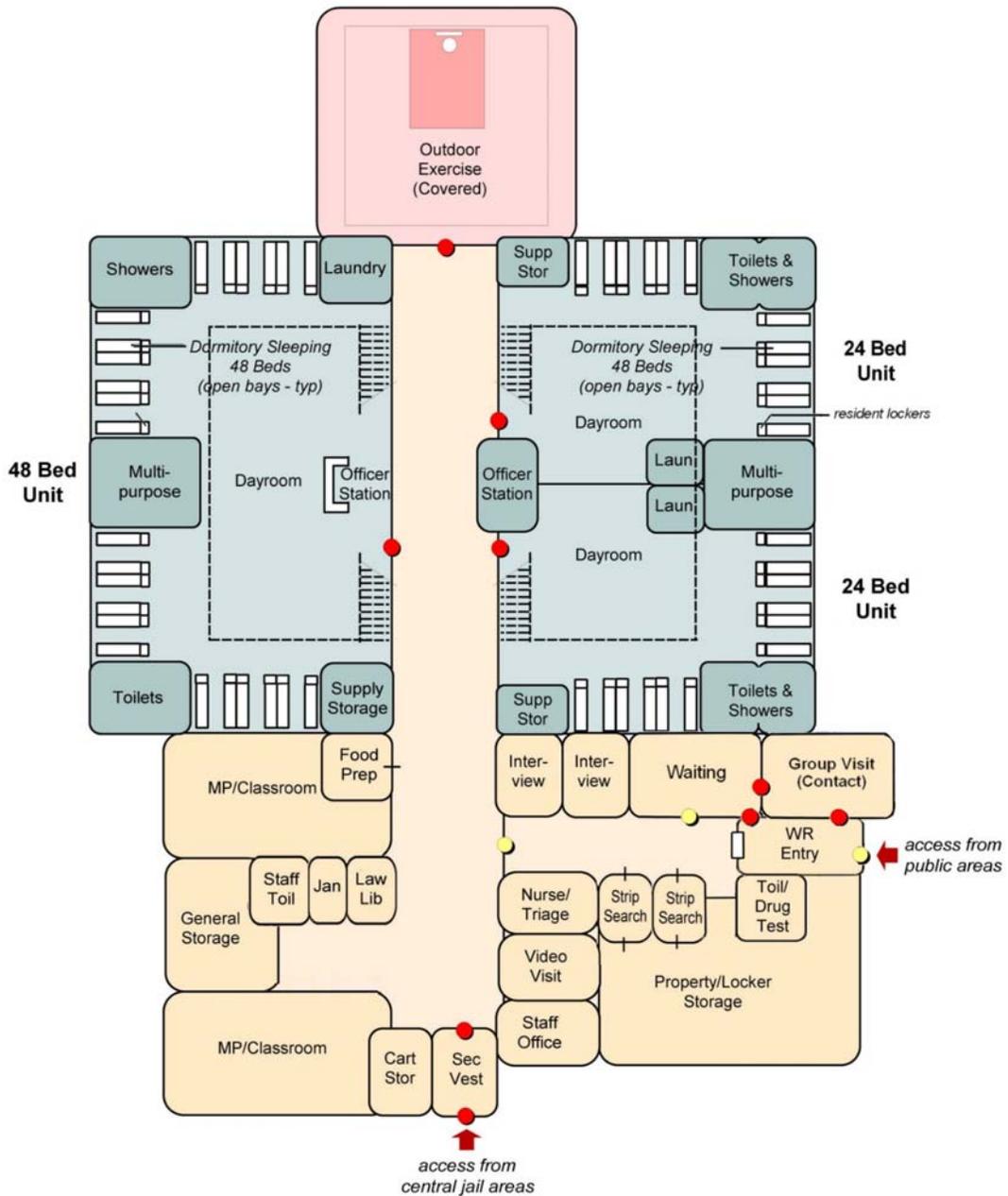
Component: WORK RELEASE HOUSING
Subcomponent: Housing Unit - 2 @ 48 Bed Dorm Minimum Security Housing (96 Capacity)
Component No: 6.700

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 96 Bed Dorm Unit					
6.700	Dormitory	35	48	1,680	open sleeping bays with personal property storage, no bunk beds
6.701	Dayroom	35	48	1,680	w/food prep area; sink; cabinets
6.702	Showers	25	6	150	
6.703	Toilets	35	9	315	
6.704	Supply Storage	100	1	100	
6.705	Officer Station	40	1	40	
6.706	Multipurpose	250	1	250	
6.707	Laundry Area	120	1	120	w/locked storage
6.708	Janitors Closet	30	1	30	
Housing Unit Space Subtotal				4,365	
Housing Units = (2 Units @ 48 beds = 96)				8,730	
50% Department Grossing Factor (DGSF)				4,365	
TOTAL HOUSING SPACE				13,095	

Housing Support/Shared Spaces					
6.709	Security Vestibule	80	1	80	
6.710	Inmate Waiting Area	200	1	200	
6.711	Staff Office	100	1	100	for custody staff
6.712	Interview Rooms	80	2	160	
6.713	Video Visitation Booth	20	6	120	
6.714	Group Visiting Room	360	1	360	
6.715	Law Library	50	1	50	
6.716	Nurse/Triage	80	1	80	
6.717	Staff Toilet	30	1	30	
6.718	Food Prep Area	150	1	150	
6.719	Cart Storage	80	1	80	assumes meals at the unit
6.720	General Storage	200	1	200	
6.721	Property/Locker Storage	400	1	400	
6.722	Strip Search Area	50	2	100	
6.723	Work Release Entrance	100	1	100	
6.724	Inmate Toilet	80	1	80	used for drug testing
6.725	Multipurpose/Classroom	500	2	1,000	15 to 20 users; used for visitation and dining
6.726	Janitors Closet	30	1	30	
6.727	Outdoor Exercise Yard	(1,500)	1	(1,500)	half court
Support/Shared Space Subtotal (1 Unit @ 96)				3,320	
50% Department Grossing Factor (DGSF)				1,660	
TOTAL SUPPORT SPACE				4,980	

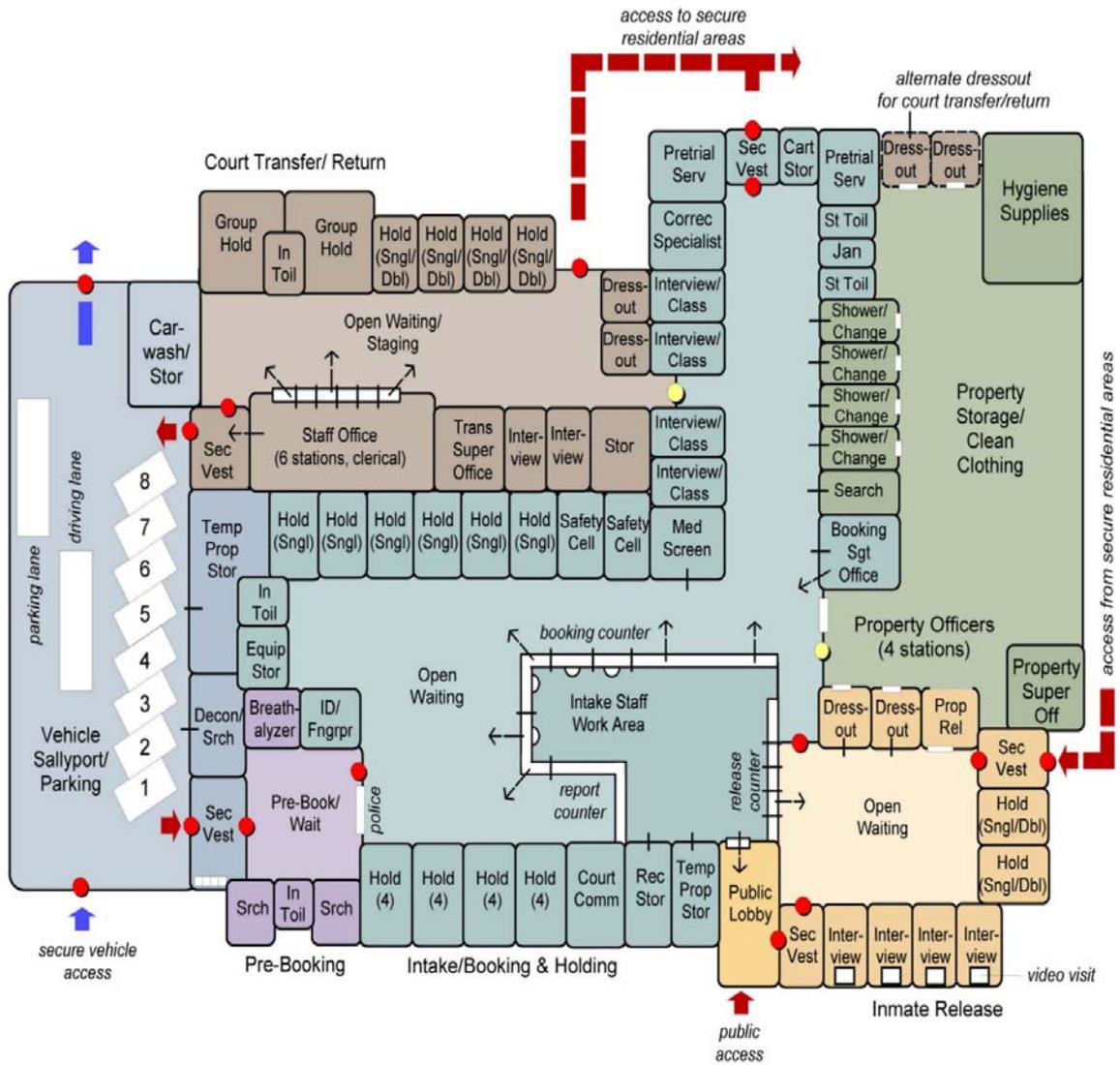
Grand Total Work Release Housing Unit	18,075
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Note: Add areas based on subdividing rooms. Laundry, multipurpose, janitor.



Lancaster County Work Release Diagram

- secure access control
- secondary access control



Lancaster County Intake, Release & Transfer Diagram

- secure access control
- secondary access control

Detailed Staffing Plan and Operational Cost Estimate

PRELIMINARY STAFFING PLAN AND OPERATIONAL COST ESTIMATE

Table 4-4 PRELIMINARY STAFFING ESTIMATE LANCASTER COUNTY CORRECTIONS FACILITY					
	1st	2nd	3rd	Relief	Total
ADMINISTRATION					
Corrections Director	1.0				1.0
Assistant Director	2.0				2.0
Administrative Assistant	1.0				1.0
Clerical	2.0				2.0
Transition/Accreditation Coordinator	1.0				1.0
Business Manager	1.0				1.0
Human Resources Manager	1.0				1.0
Accounting	2.0				2.0
Internal Investigations	1.0				1.0
Budget Officer	1.0				1.0
IT Supervisor	1.0				1.0
Subtotal	14.0	0.0	0.0	0.0	14.0
SECURITY OPERATIONS					
Captains	2.0				2.0
Staff Lieutenant	1.0	1.0	1.0		3.0
Shift Sergeants	4.0	4.0	4.0		12.0
Central Control Officer ¹	2.0	2.0	2.0	4.0	10.0
Booking Officer	1.0	1.0	1.0	2.0	5.0
Release Officer	1.0	1.0	1.0	2.0	5.0
Property Officer	1.0	1.0	1.0	2.0	5.0
Reception Lobby ¹	1.0	1.0	1.0	2.0	5.0
Rover Officer ¹	4.0	4.0	4.0	9.0	21.0
Relief Officer (training over compliment) ²	(-4.0)	(-4.0)	(-4.0)	(-12.0)	<i>not in total</i>
On-call Correctional Officers ³				(-7.0)	<i>not in total</i>
Clerical	1.0				1.0
Hearing Officer (DHO)	1.0		1.0		2.0
Classification Supervisor	1.0				1.0
Classification Officer	2.0		2.0		4.0
Pretrial Services/Diversion	1.0		1.0		2.0
Correctional Specialist	1.0		1.0		2.0
Records Supervisor	1.0				1.0
Records Tech	2.0	1.0			3.0
Transport/Population Lieutenant	1.0				1.0
Transport Sergeant	1.0				1.0
Transport/Court Officers	8.0	2.0		2.0	12.0
Training Lieutenant	1.0				1.0
Training Officer	1.0	1.0			2.0
Subtotal	39.0	19.0	20.0	23.0	101.0
PROGRAM/SERVICES					
Program Director	1.0				1.0
Program Supervisor	1.0				1.0
Correctional Specialist	5.0	4.0			9.0
Volunteer Coordinator	1.0				1.0
Religious Coordinator (Chaplin)	1.0				1.0
Work Release Coordinator	1.0				1.0
Work Release Supervisor	1.0	1.0			2.0
Clerical	1.0				1.0
Subtotal	12.0	5.0	0.0	0.0	17.0

Table 4-4 (continued)					
PRELIMINARY STAFFING ESTIMATE LANCASTER COUNTY CORRECTIONS FACILITY					
	1st	2nd	3rd	Relief	Total
INMATE SERVICES					
Medical					
Medical Director	1.0				1.0
Medical Tech	1.0	1.0		1.0	3.0
Nurse Director (Supervisor)	1.0				1.0
RN	1.0	1.0	1.0	1.0	4.0
LPN	2.0	2.0	1.0	4.0	9.0
Clerical	1.0				1.0
Laundry					
Laundry Supervisor	1.0				1.0
Laundry Worker (PSW)	1.0	1.0			2.0
Maintenance					
Facility Manager	1.0				1.0
Maintenance Supervisor	1.0	1.0			2.0
Trades/Maintenance/Custodial	3.0	2.0		1.0	6.0
Workcrew Supervisor	1.0				1.0
Warehouse					
Commissary	1.0				1.0
Warehouse/Receiving (PSW)	1.0	1.0			2.0
Clerical	1.0				1.0
Subtotal	18.0	9.0	2.0	7.0	36.0
HOUSING					
Special Management ¹	2.0	2.0	2.0	4.0	10.0
Maximum Custody ¹	1.0	1.0	1.0	2.0	5.0
Medium Custody ¹	3.0	3.0	3.0	7.0	16.0
Reception Unit ¹	2.0	2.0	2.0	4.0	10.0
Minimum Custody ¹	3.0	3.0	3.0	7.0	16.0
Mental Health ¹	4.0	4.0	4.0	9.0	21.0
Work Release ¹	2.0	2.0	2.0	4.0	10.0
Medical ¹	1.0	1.0	1.0	2.0	5.0
Subtotal	18.0	18.0	18.0	39.0	93.0
SUMMARY					
Administration	14.0	0.0	0.0	0.0	14.0
Security Operations	39.0	19.0	20.0	23.0	101.0
> Training Over Compliment				12 - to discuss	not in 261 total
> On-Call Correctional Officers				7 - to discuss	not in 261 total
Program/Services	12.0	5.0	0.0	0.0	17.0
Inmate Services	18.0	9.0	2.0	7.0	36.0
Housing	18.0	18.0	18.0	39.0	93.0
Total Staff	101.0	51.0	40.0	69.0	261.0
Note:					
(1) Shift Officers (11 Areas).					
(2) Training positions over compliment to maintain shift staffing levels.					
(3) On-call Correctional Officers working part-time for shift coverage.					

Source: Chinn Planning, Inc.

9/18/2006

Table 4-5 PRELIMINARY STAFFING ESTIMATE LANCASTER COUNTY CORRECTIONS FACILITY			
	Total Staff	Average Salary	Total Salary Cost
Administration	14.0	\$ 556,000.00	\$ 694,500.00
Security Operations	101.0	\$ 996,000.00	\$ 4,443,000.00
Program/Services	17.0	\$ 355,500.00	\$ 712,500.00
Inmate Services	36.0	\$ 620,000.00	\$ 1,392,000.00
Housing	93.0	\$ 320,000.00	\$ 3,720,000.00
Total Staff	261.0	\$ 2,847,500.00	\$ 10,962,000.00
Note:			
(1) Shift Officers (11 Areas).			
(2) Training positions over compliment to maintain shift staffing levels.			
(3) On-call Correctional Officers working part-time for shift coverage.			

Source: Chinn Planning, Inc.

9/19/2006

Table 4-6 TOTAL ANNUAL OPERATING COST ESTIMATE LANCASTER COUNTY CORRECTIONS FACILITY	
Personnel Costs	
> Salary	\$ 10,962,000
> Fringe Benefits (32%)	\$ 3,507,840
Total Personnel Costs	\$ 14,469,840
Non-Personnel Operating Costs	
>30% of Personnel Costs	\$ 6,201,360
Total Annual Cost	\$ 20,671,200
Per Diem Cost	\$72.98

Source: Chinn Planning, Inc.

SECTION V

EXISTING FACILITIES ASSESSMENT

EXISTING FACILITIES ASSESSMENT

The Department of Corrections currently operates two facilities – the Intake and Detention Facility (IDF) at 605 So. 10th Street, and the Lancaster Correctional Facility (LCF) at 4420 N.W. 41st Street in Airpark, an industrial park owned and operated by the Lincoln Airport Authority. In August 2005, the department began leasing up to 35 additional inmate beds 83 miles away at the Platte County Correctional Facility in Columbus, in response to overcrowding. The table below summarizes the capacity at each facility.

Table 5-1 EXISTING BEDS AVAILABLE Lancaster County Corrections				
	IDF (605 So. 10th)	LCF (Airpark)	Platte Co. (Columbus)	TOTAL
beds	237	136	35 (maximum, not guaranteed)	373 (408 w/ Platte Co.)

INTAKE & DETENTION FACILITY

Overview

The Intake and Detention Facility (IDF) is the main jail facility located in downtown Lincoln at 605 S. 10th Street and is a part of the city/county government complex. The 125,940 gross square foot (GSF) building was constructed in 1991. It is a maximum security facility with a current capacity of 237 beds. It utilizes both direct and indirect supervision. It is organized around housing pods that contain inmate cells, common day areas, exercise yards and interview rooms.

The facility consists of four levels, the top floor (3rd floor) containing an inmate housing mezzanine and public circulation to visitation spaces. The level below (2nd floor) contains additional housing as well as areas for Inmate Programs, Medical and Transport. The 10th street level (1st floor) contains Corrections, Intake and Processing, Central Control, Courtroom, Public Lobby, Laundry, Commissary, Warehouse and Storage. State Probation offices occupy about one fifth of this floor. The lower level opens to 9th Street and contains an open-air parking garage for government use (non-detention), Food Service facilities, a loading dock and mechanical/electrical spaces.

Food is prepared in the building by a private company under contract with the department. Inmate workers from the Lancaster Correctional Facility provide labor for meal preparation. Meals prepared at the IDF kitchen are transported to the Lancaster Correctional Facility at Airpark, Lancaster County Juvenile Detention Center, the Community Mental Health Crisis Center at 2200 St. Mary's Avenue and the Cornhusker Place Detox Center at 7th and K Streets.

The IDF has two 60-bed general population housing areas. There are also specialized areas for housing special needs or protective custody inmates, females, and inmates who need to be separated from the general population. Housing assignments are made based upon the inmate's classification. Inmates who have not yet been classified are housed in a separate reception unit.

The facility was originally designed in 1987 as a 207-bed multi-custody facility. It became apparent during construction that the size of the facility was inadequate to accommodate the peak inmate population. The original single cell design was modified after negotiations with the Nebraska Crime Commission Jails Standards Board to allow double bunking in three of the four housing quadrants. It opened in 1991 with a capacity increased to 237 beds with some of the cells double bunked in the original 48 bed general male population units increasing them to 60 beds each.

Currently, the county is housing approximately 400 inmates daily at its two facilities. In addition to housing up to 35 inmates daily for a fee at the Platte County Correctional Facility, modifications have been made to the IDF to house additional inmates, including conversion of a recreation space into a twenty-bed dormitory unit. It is especially problematic that there are no areas in which to house special inmate populations.

Building Assessment

General Building Conditions

The fifteen-year-old IDF has been well-maintained but overcrowding has required constant upkeep. The existing single membrane adhered type roof is original. Shortly after installation, the roof developed significant air pocket "bubbles" in the membrane which had to be cut out and repaired. The roof is due for replacement which was recently estimated at a quarter of a million dollars.

Among the most significant inadequacies of the existing jail is the Intake and Booking area which handles over 10,000 annual bookings. There is inadequate storage and poor ventilation in inmate property storage areas. The storage units do not allow for the wide variety of personal belongings brought in by inmates, particularly the homeless. The booking area is especially undersized and laid out poorly for processing inmates, heightening safety and security concerns when high risk detainees are being processed.

The Food Service area is too small for the number of meals prepared and delivered. Inmate Programs, Medical and Transport areas are sized and equipped inadequately to serve the overcrowded inmate population. The rise of inmate mental health issues requires more specialized services than the original jail was designed to accommodate. Storage and warehouse spaces are also crowded.

Emergency vehicle access at the lower level does not allow for tall ambulances or fire rescue trucks to enter. Exercise yards have problems with acoustical absorption and the windows are very difficult to operate. Repair of the window operating system has been costly and frequent.

Plastic laminate cabinets and countertops have been replaced with stainless steel counters and cabinets in dayroom areas. Durable materials for flooring have been tried with limited success in inmate areas. Epoxy flooring was removed in inmate areas after furniture damaged the surface. All inmate areas have CMU walls, no acoustical ceilings, durable paint and wire-glass in all windows.

Mechanical Heating, Cooling, Ventilation, Controls and Chilled Water

Heating/ventilation/air conditioning (HVAC) is supplied by air handling equipment that is connected to the District Energy Corporation plant which supplies heated and chilled water from a central geothermal source. With some exceptions in the center of the building, the cooling systems in the building are generally adequate. Heating is adequate in most areas. However, some exterior zones, corner zones, and zones located at the end of duct runs get cold during winter. Temperatures in some areas can dip down to 60 degrees Fahrenheit on very cold days, which requires cells to be vacated. Heating and cooling are provided by the District Energy Corporation central plant which is routed through the County/City Government Building. The decision to switch from heating to cooling is made by personnel in the Government Building, not the IDF. Chilled water/hot water change over in spring and fall are regulated by the environmental needs of the Hall of Justice which can conflict with the needs of the Jail since occupant needs of the two buildings are different. Electrical and equipment rooms are inadequately cooled. The medical area has inadequate air flow. HVAC equipment is old and requires significant maintenance. Four coils have been replaced due to leaks.

The existing energy management system is inadequate and antiquated. It does not provide the flexibility or data necessary for diagnostics of the system. The building is high in thermal mass and is difficult to heat in the winter and cool in the summer.

Plumbing and Piping

The existing Acorn brand toilet fixtures have functioned well. However, valves for cell toilet systems fail frequently. Many of the Cambridge flush valves have been replaced with more reliable Willoughby air-actuated diaphragm valves. Isolation valves to control individual areas/cells are provided in the system but by-pass capability doesn't exist. Therefore, when a valve needs to be replaced, the entire facility is without water while the valve is being replaced. Shower valves are adequate but shower doors extend over the curb enclosure causing water to run into day room areas. Shower walls are painted block and are difficult to maintain.

The jail has two hot water units which support the kitchen, restroom sinks and showers. The hot water units require frequent and costly repairs. Water pressure pumps need about \$7,000 in upgrade for valve and electronic control replacement.

Electrical, Security and Fire Alarm

A new \$995,000 Security System upgrade has been designed by Latta Technical Services, Inc. and constructed by MCS of San Antonio. A touch screen control system, additional security cameras and a new 32-port digital recording system were installed. Intercoms have been added in all cells.

Security locks are wearing out and need to be replaced. Some doors are now controlled by a card-swipe locking system. The key system needs to be upgraded to a multi-level Master Key System.

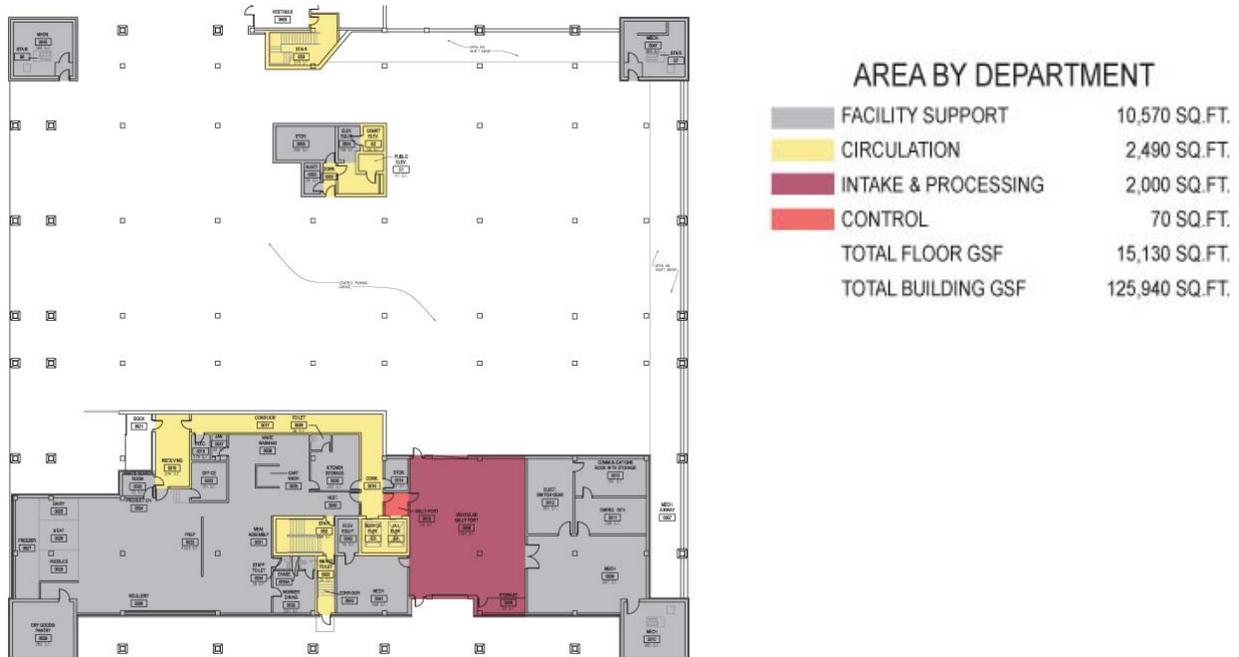
The 1000 kv emergency generator provides back-up power to the elevators, security systems and minimal lighting to allow the jail to function. It does not currently exhaust to the roof. The generator's exhaust fumes are trapped underneath the soffit/building and because the unit is located near an intake louver, fumes are continually transmitted into the building during weekly tests.

The fire alarm system functions adequately. However, some smoke detectors are located in areas that make them impossible to test. The fire sprinkler system has not caused any problems or concerns. However, costly repairs to the smoke evacuation system were recently required after the fluid coils froze during a winter smoke emergency.

Ballasts in security lighting frequently go out and need replacement. A combination of sodium and metal halide fixtures are used in the dayroom areas. Lights have key-operated switches which function poorly.

Existing Floorplans

The following drawings illustrate the existing configuration of the IDF.



Plan 5-1. IDF LOWER LEVEL: Existing Conditions

**2006 PRE-ARCHITECTURAL JAIL STUDY
FOR LANCASTER COUNTY CORRECTIONS**

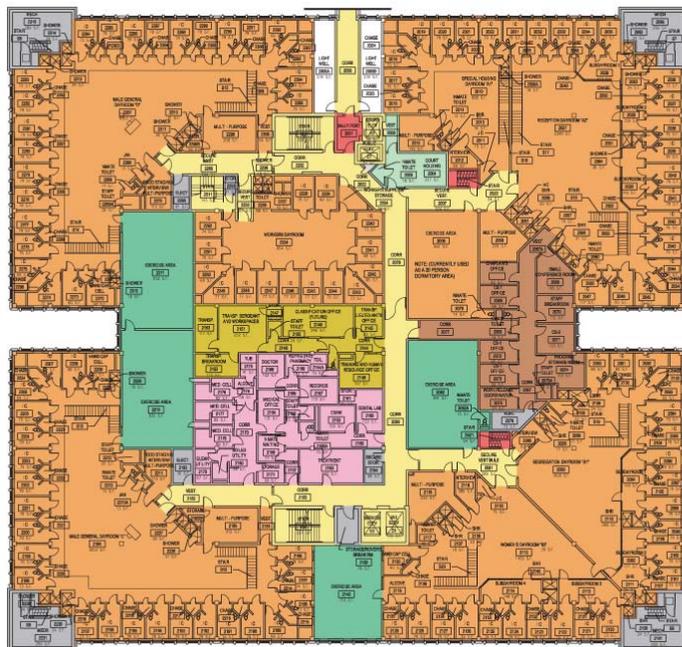
**EXISTING FACILITIES
ASSESSMENT**



AREA BY DEPARTMENT

FACILITY SUPPORT	10,100 SQ.FT.
CIRCULATION	3,940 SQ.FT.
INTAKE & PROCESSING	6,300 SQ.FT.
CONTROL	670 SQ.FT.
COURTS	1,440 SQ.FT.
ADMINISTRATION	6,000 SQ.FT.
PROBATION	7,100 SQ.FT.
PUBLIC TOILETS	300 SQ.FT.
TOTAL FLOOR GSF	35,850 SQ.FT.
TOTAL BUILDING GSF	125,940 SQ.FT.

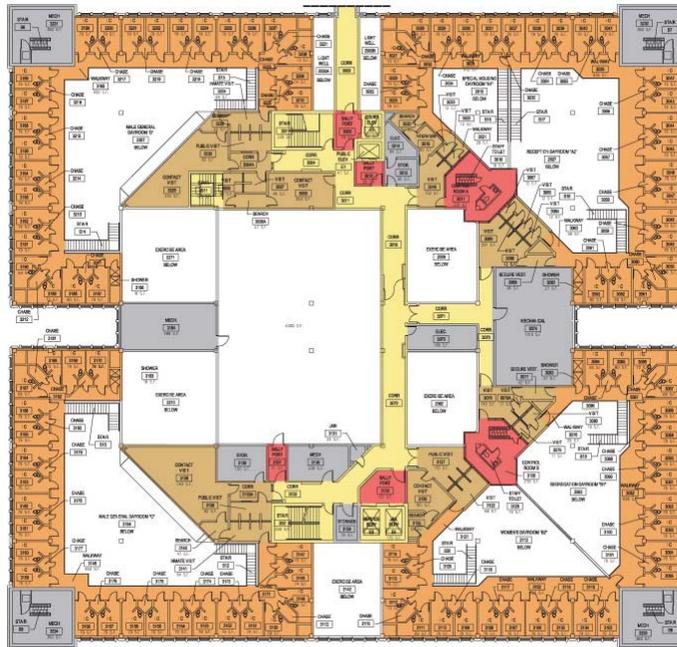
Plan 5-2. IDF 1ST FLOOR: Existing Conditions



AREA BY DEPARTMENT

FACILITY SUPPORT	2,000 SQ.FT.
CIRCULATION	4,100 SQ.FT.
CONTROL	250 SQ.FT.
COURTS	350 SQ.FT.
PROGRAMS OFFICES	1,800 SQ.FT.
I/O RECREATION	3,700 SQ.FT.
MEDICAL	2,400 SQ.FT.
HOUSING	30,800 SQ.FT.
TRANSPORTATION CLASSIFICATION & TRAINING	1,360 SQ.FT.
TOTAL FLOOR GSF	46,760 SQ.FT.
TOTAL BUILDING GSF	125,940 SQ.FT.

Plan 5-3. IDF 2ND FLOOR: Existing Conditions



AREA BY DEPARTMENT	
FACILITY SUPPORT	4,500 SQ.FT.
CIRCULATION	3,200 SQ.FT.
CONTROL	1,200 SQ.FT.
VISITATION	3,900 SQ.FT.
HOUSING	15,400 SQ.FT.
TOTAL FLOOR GSF	28,200 SQ.FT.
TOTAL BUILDING GSF	125,940 SQ.FT.

Plan 5-4. IDF 3RD FLOOR: Existing Conditions

LANCASTER CORRECTIONAL FACILITY

Overview

The Lancaster Correctional Facility (LCF) is a 32,425 GSF, 136-bed facility leased from the Lincoln Airport Authority housing the department’s work release program and minimum security inmates. Opened in 1983 and expanded in 1992, the building was partially remodeled in 1995 to meet the requirements of Nebraska Jail Standards. The building was originally used for flight simulation by the Air National Guard and later by Kawasaki as office space. It is in the Oak Creek flood plain.

LCF houses minimum security adult male and female offenders who are sentenced to county jail by the local County and District Courts.

Building Assessment

General Building Conditions

The facility was added in the early 1990’s and various improvements have been incorporated into the building site over the last fifteen years. The building has constant ongoing maintenance needs which are funded fully by the department. For instance, the interior walls of the building are finished with drywall and frequently need repair. Concrete floors have settled and have been replaced in some places (lobby and visitor areas) only to settle again. A new roof will need to be considered in the near future. To meet egress requirements, window and doors of the facility have been replaced over the years. Doors cannot be locked to dormitories or to the building due to the lack of fire sprinklers.

Mechanical Heating, Cooling, Ventilation, Controls and Chilled Water

The HVAC system consists of two different types of systems. The newer portion of the building is served by three Mammoth forced air gas rooftop units located on the roof. Approximately five years ago, the older portion of the building was equipped with a new geothermal heat pump system. The rooftop units are approximately 15 years old and are beginning to show the effects of age creating more maintenance issues. When the heat pump system was installed, existing ductwork was not modified. As a result, it is difficult to achieve even, balanced air flow. Wall-mounted temperature sensors are a constant problem due to vandalism.

Electrical, Security and Fire Alarm

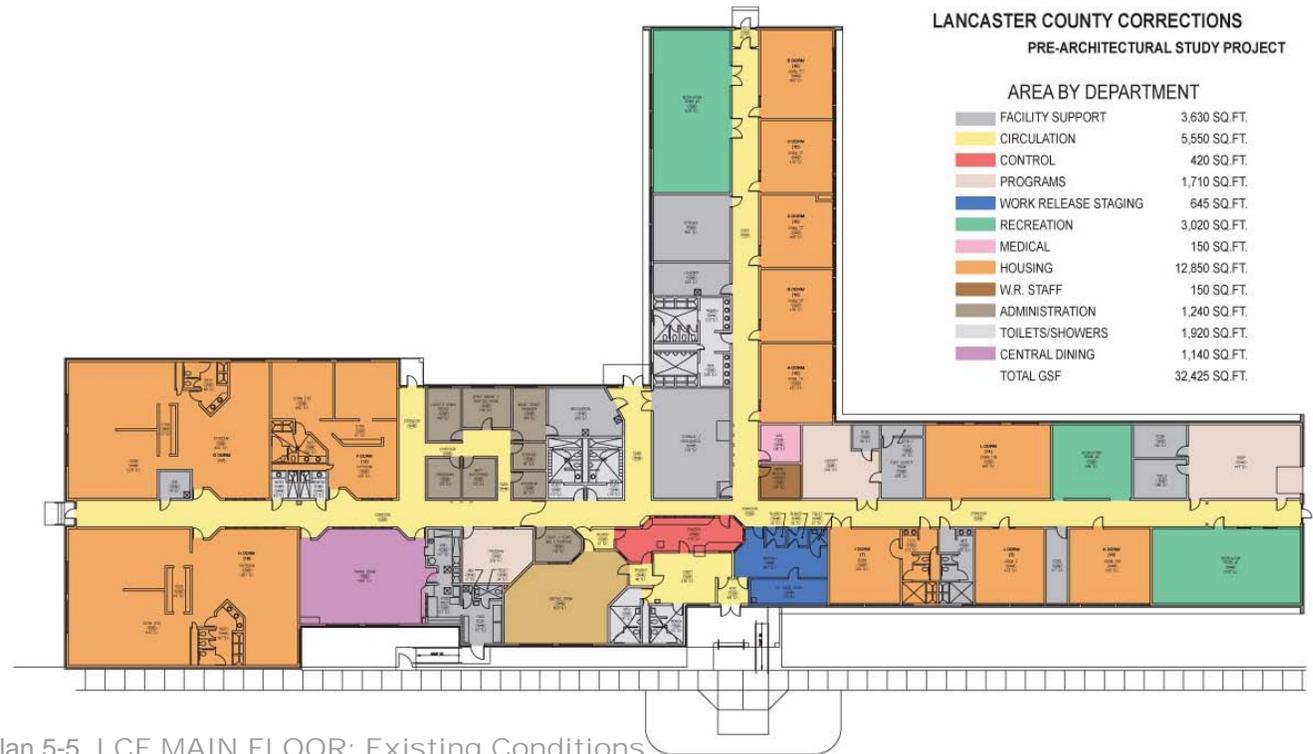
The natural gas emergency generator provides backup power for minimal loads including night lights, emergency receptacles in the kitchen and the security system.

The building is not sprinkled. Consequently, evacuation of inmates is required during a fire alarm. The building is not protected by fire sprinkler which affects the ability to lock down the facility.

The security system has been recently upgraded. However, it is not adequate for a building of that size and the cameras are of lower quality than desired. The perimeter fence is too close to the building which limits evacuation options and creates the risk of contraband coming into the facility.

Existing Floorplan

The drawing below illustrates the existing configuration of LCF.



SECTION VI

ALTERNATIVES & ANALYSIS

CONCEPT ALTERNATIVES & ANALYSIS

Based on the capacity projections and architectural program summarized in Section Four of this document, the Study Team developed concept alternatives for meeting the future space and operational needs of the Lancaster Department of Corrections. This process involved the identification and evaluation of potential new jail sites and the feasibility of renovating and expanding the existing IDF at 10th and J Streets. The team's analysis included the development of cost estimates for both the capital construction project and the projected operating costs of various alternatives. This Section of the document describes the options that were identified, the methodology for evaluating them and the advantages and disadvantages of each.

SITE ASSESSMENT

Evaluation Criteria

The Study Team worked with department staff and the Project Steering Committee to develop a weighted site criteria matrix to evaluate potential jail sites and ultimately assist in site selection. The matrix included 66 site evaluation criteria in seven categories – present and future environment, size of site, accessibility, site characteristics, integration with community planning, utility services, and costs. With the input of staff and committee members, each individual criteria was weighted for its importance relative to the construction of a jail in Lancaster County. The weighted criteria establishes an objective measuring stick based on logic and consensus to evaluate potential sites.

In order to test the feasibility of various concept alternatives, five potential jail sites were identified and evaluated against the site evaluation criteria. While the scope of this study does not include recommending a specific site, the identification of potential sites was undertaken during the study to confirm that suitable sites do in fact exist that will meet the criteria for a new jail site. Scoring of the sites also allowed the Study Team to identify a hypothetical preferred site to use in preparing estimates of cost and more detailed comparisons between concept alternatives.

Site Evaluation Scoring

The highest scoring site (Site C) is located within five minutes from the existing jail, courts and law enforcement. It has excellent vehicular access and is served by mass transit. It is a relatively flat site without significant environmental or topographic concerns. It is currently on the market and can be developed without significant demolition or site preparation. It is located in an industrial area and would not likely generate public opposition. The site consists of more than 36 acres which is adequate for both the existing architectural program and long term expansion for many decades of jail needs. Site C was selected as the preferred hypothetical site for developing more detailed estimates of project and operational costs.

The lowest scoring site (Site E) is the existing jail site at 10th and J Streets. It scored high in accessibility and utility services but low in environment, size, integration with community planning and cost due largely to the replacement cost of displaced parking. At approximately three acres, it is one-tenth the size of the highest scoring site. An addition on the parking lot to the south of the existing jail is feasible to meet building requirements through 2025 but long term expansion is not possible without purchasing additional property in the neighborhood. Despite its limitations, this site represents a significant investment by the county and therefore was included in the development of concept alternatives.

Table 6-1 SITE EVALUATION CRITERIA & SCORING Lancaster County Corrections						
Present and Future Environment	10	30	65	75	25	75 (5%)
Size of Site	375	175	375	375	0	375 (25%)
Accessibility	172	135	189	111	209	225 (15%)
Site Characteristics	206	201	196	206	194	225 (15%)
Integration with Community Planning	89	94	252	139	147	300 (20%)
Utility Services	144	147	140	149	150	150 (10%)
Costs	125	101	103	134	86	150 (10%)
TOTALS	1121	883	1320	1189	811	1500

CONCEPT ALTERNATIVES

The Study Team developed two concept alternatives and presented them to the Internal Working Group and the Project Steering Committee for their review and comment. The Project Steering Committee suggested that the Study Team develop a third alternative for presentation to the County Board of Commissioners which is included in this document. The three alternatives include:

- o Option A -- expanding on the present site at 10th & J Streets
- o Option B -- developing and operating a remote site and maintaining the present site for partial operation
- o Option C -- developing a new jail site and converting the existing site for other county/city uses.

Option A

Option A involves closing of H Street and expansion of the existing jail to the south. The addition would stay within existing setback lines of the government block with the exception of a tall bay vehicular sally port (secure enclosed transport area) on the west side of the building. The building height is restricted to 57 feet because it is within the Capitol Environs District. All options including Option A assumes that the Lincoln Correctional Facility at Airpark is closed.

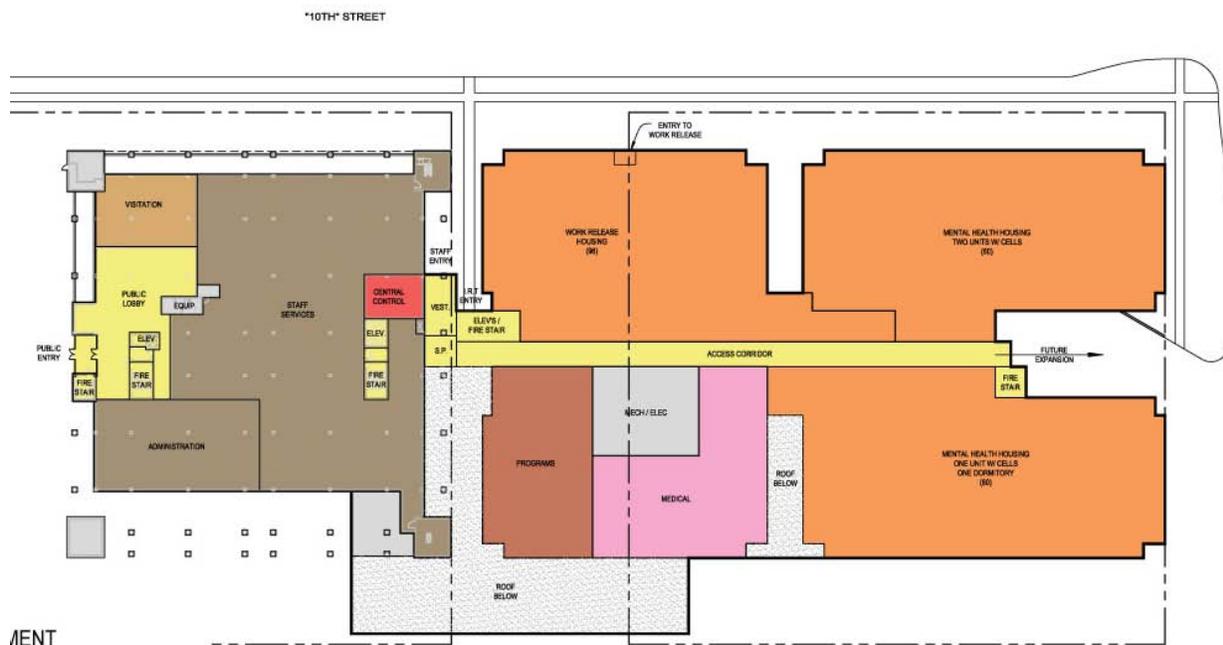
The new addition would be approximately 203,400 GSF and total facility size is 329,350 GSF.

The lower level of the expanded jail would involve renovation of the existing food serve area into maintenance shops and remodel of the existing vehicle garage. The first level of the addition would house a new intake/release/transfer area serviced by a new vehicular sally port on the west side of the building. Also on that level in the new addition would be a food service area, warehouse and commissary, laundry and loading docks. An exterior dock area would accommodate two parked semis for loading and unloading off of G Street. Unexcavated area on the east side could be used for an underground parking garage if desired. However, it is not included in either the architectural program or the cost estimate.



The 1st floor of the existing jail would house the main public entrance and lobby, visitation, administration, and staff services. This option requires that Adult Probation be relocated elsewhere (location to be determined) and Courtroom #10 would be eliminated on this floor.

The new addition would house inmate programs, medical, work release housing (96 beds) and two 60-bed units of mental health housing. Work release would have a separate entrance on 10th Street on the south side of what is now H Street.

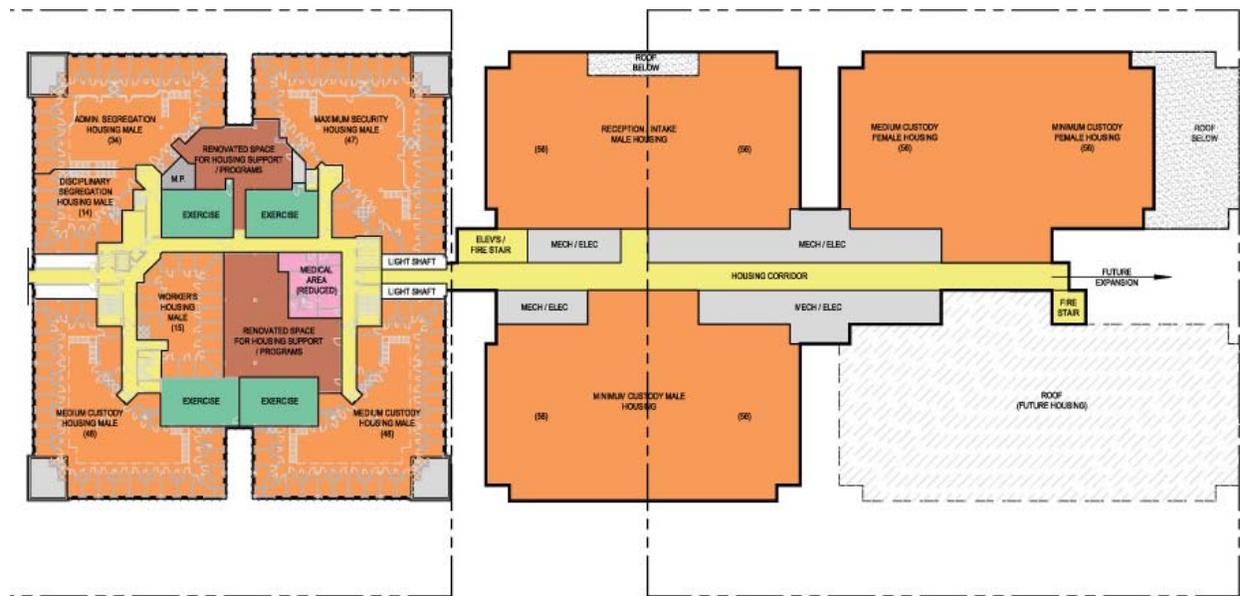


Plan 6-2. IDF 1st Floor: Option A

DEPARTMENT	
[Grey Box]	FACILITY SUPPORT
[Yellow Box]	CIRCULATION
[Red Box]	CONTROL
[Brown Box]	PROGRAMS OFFICES
[Pink Box]	MEDICAL
[Orange Box]	HOUSING
[Light Brown Box]	VISITATION
[Dark Brown Box]	ADMINISTRATION
[Maroon Box]	INTAKE & PROCESSING
[Green Box]	I/O RECREATION

The 2nd floor of the existing jail would have four 48-bed housing units for medium, maximum and administrative segregation housing (all male) as well as a 15-bed unit for trustee workers. Renovation of existing medical and classification areas would be undertaken to convert them to inmate programs.

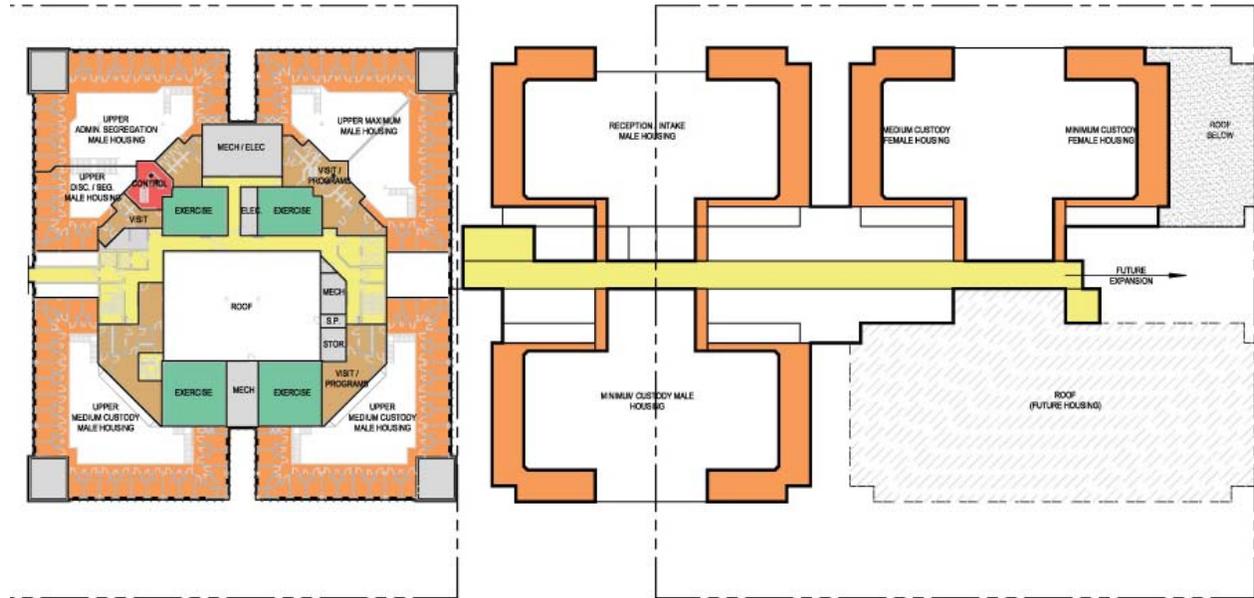
The 2nd floor of the new addition would include two 56-bed reception/intake housing unit (male), two 56-bed minimum housing units (male), and two 56-bed female housing (one minimum, one medium). The building would be planned for a future expansion of 112 beds to reach a total future build-out capacity of 870.



Plan 6-3. IDF 2nd FLOOR: Option A

DEPARTMENT	
[Grey Box]	FACILITY SUPPORT
[Yellow Box]	CIRCULATION
[Red Box]	CONTROL
[Brown Box]	PROGRAMS OFFICES
[Pink Box]	MEDICAL
[Orange Box]	HOUSING
[Light Brown Box]	VISITATION
[Dark Brown Box]	ADMINISTRATION
[Maroon Box]	INTAKE & PROCESSING
[Green Box]	I/O RECREATION

The 3rd floor of the expanded jail would house the mezzanine levels for the housing described for the 2nd floor.



Plan 6-4. IDF 3rd FLOOR: Option A

DEPARTMENT

- FACILITY SUPPORT
- CIRCULATION
- CONTROL
- PROGRAMS OFFICES
- MEDICAL
- HOUSING
- VISITATION
- ADMINISTRATION
- INTAKE & PROCESSING
- I/O RECREATION

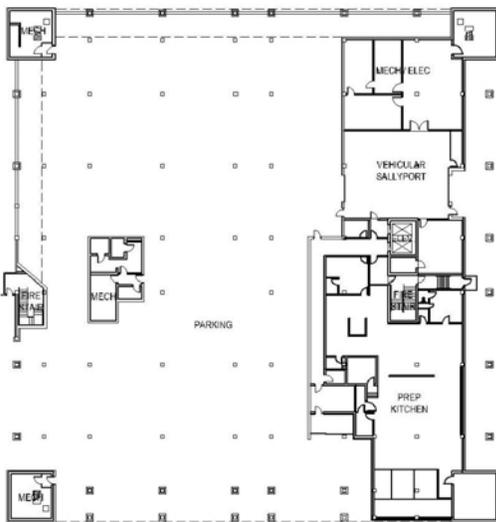
Option B

Option B involves maintaining the existing jail for approximately 200 beds and constructing the remaining jail program on a remote site.

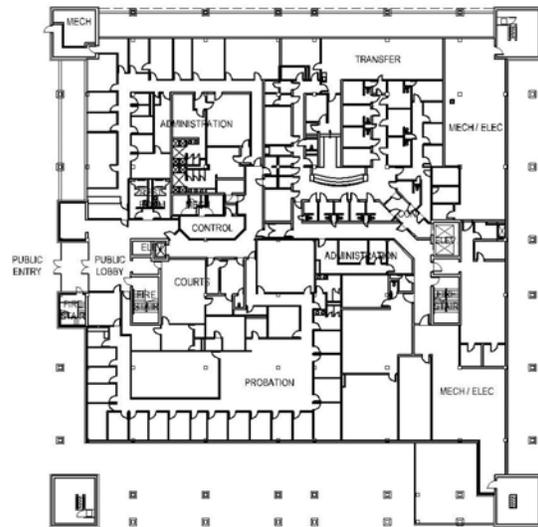
The remote facility would be approximately 234,400 GSF. The two facilities combined would total approximately 360,300.

Existing Jail

The existing jail would no longer be an Intake and Detention Facility, but primarily a maximum security housing unit. Modifications to the existing jail would be minimized as much as possible. On the lower level, the existing food service area would be modified as a prep kitchen. On 1st floor, no major modifications are necessary and Adult Probation and Courtroom #10 could remain in the building. The existing intake area would be converted to inmate transfer requiring little change.

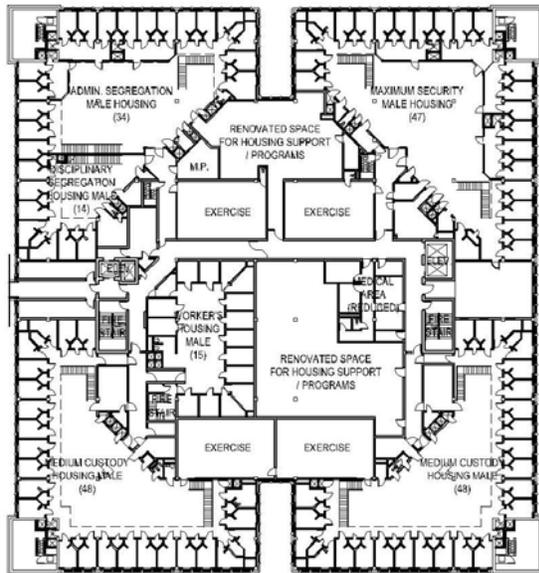


Plan 6-5. IDF LOWER LEVEL: Option B

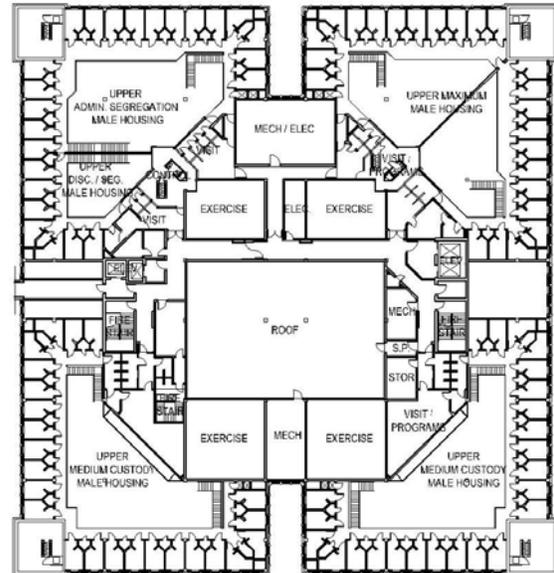


Plan 6-6. IDF 1ST FLOOR: Option B

On the upper two floors, housing units would be largely kept intact with the exception of removing a demising wall in one of the existing pods. The medical area would be reduced in size to function as a satellite facility and the vacated space would be renovated for inmate programs. The housing units would consist of two 48-bed medium housing units, one 47-bed maximum, one 48-bed special management unit, and a 15-bed trustee workers unit for a total of 206 beds at the existing jail site.



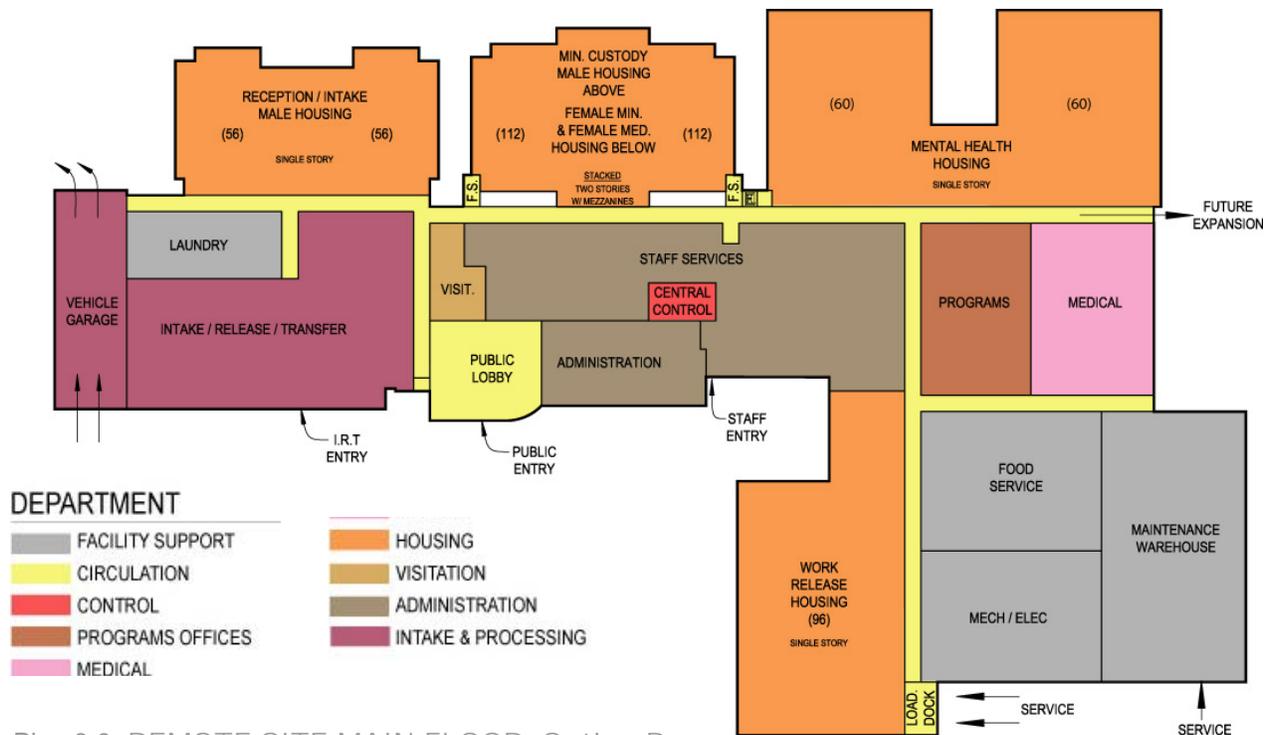
Plan 6-7. IDF 2ND FLOOR: Option B



Plan 6-8. IDF 3RD FLOOR: Option B

Remote Site Facility

The remote site would house the general population housing units and the major operational functions of the department. These in the primary vehicle sally port, intake/release/transfer area, food service, maintenance/warehouse and laundry. The remote site would house administration, staff services, inmate programs, medical, video visitation, and a public lobby. Housing units would include two 48-bed work release units, two 56-bed reception/intake units, four 30-bed mental health units, one 56-bed medium units and three 56-bed minimum units for a total of 552 beds at the remote site.



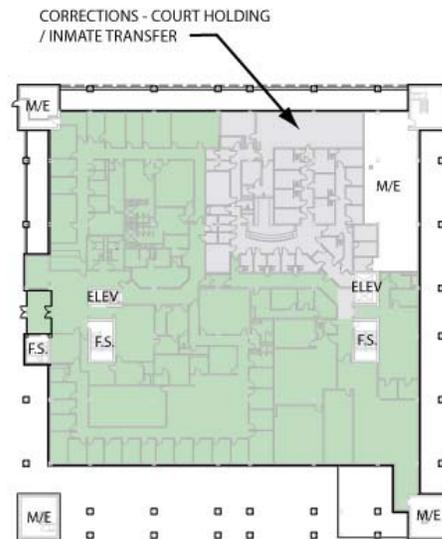
Option C

Option C calls for constructing the entire jail program on a remote site and converting the existing jail to other county/city use. Approximately 33,000 SF on the first and second levels would be suitable for office-type use and would require minimal renovation. Adult Probation and Courtroom #10 could remain if desired. Or, departments currently leasing space elsewhere could relocate to the building at a cost-savings to the city or county. In any case, the existing intake/booking area would ideally be retained by the Department of Corrections for inmate transfer and holding purposes in conjunction with the courts. A secure elevator that leads from the sally port up through the building and a secure corridor across to the Hall of Justice would provide an excellent path for the transport of inmates to court.



Plan 6-10. IDF LOWER LEVEL: Option C

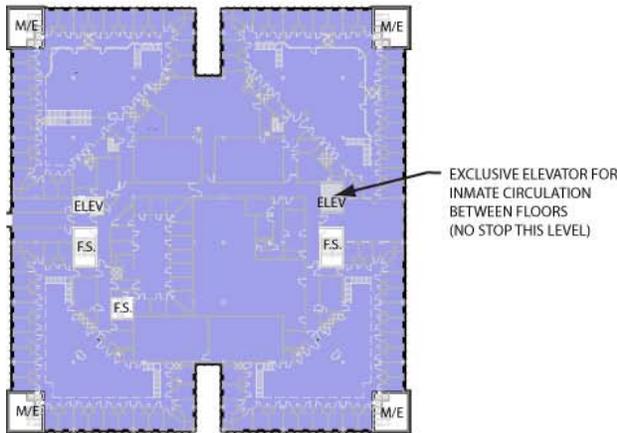
FUTURE USE POTENTIAL
OFFICE / UTILITY SPACE 9,100 SF



Plan 6-12. IDF 1ST FLOOR: Option C

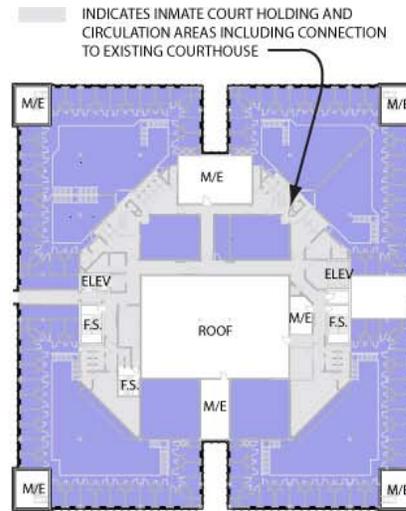
FUTURE USE POTENTIAL
OFFICE / UTILITY SPACE 23,700 SF

The two upper levels of the building are suitable for the expansion of courts in the future after demolition and renovation of the existing housing areas. Both floors have direct access to the third and floor floors of the Hall of Justice. Preliminary analysis indicates as many as eight courtrooms and judges suites could be created in the building.



Plan 6-12. IDF 2ND FLOOR: Option C

FUTURE USE POTENTIAL
COURTS USE 43,700 SF



Plan 6-13. IDF 3RD FLOOR: Option C

FUTURE USE POTENTIAL
COURTS USE (UPPER LEVEL OF COURTROOMS BELOW)

Option C allows for the entire architectural program to be met in an “ideal” configuration with maximum efficiency of space and staffing on a remote site. Building components would include vehicle sally port, intake/release/transfer area, food service, maintenance/warehouse and laundry, administration, staff services, inmate programs, medical, video visitation, and a public lobby. Housing units would include two 48-bed work release units, two 56-bed reception/intake units, four 30-bed mental health units, three 56-bed medium units and three 56-bed minimum units, one 56-bed special management unit, one 56-bed maximum security unit, for a total of 776 beds at the remote site

This facility would be approximately 286,660 GSF.



Plan 6-14. REMOTE SITE MAIN FLOOR: Option C

ANALYSIS OF OPTIONS

The three options described in this document have both advantages and disadvantages. The Study Team conducted an analysis on each of them and presented their findings to the Project Steering Committee and Internal Working Group for their feedback and perspective. Analysis focused on three primary criteria: site issues, project costs and operational costs. An overview of the team’s findings are provided below for each option, followed by tables comparing the options.

It is important to reiterate that in comparing the cost of each option, one must look at the entire life cycle costs associated with them. As the figure at the right indicates, over a thirty-year period, capital costs spent to construct the building represent approximately 8% of the total costs. Operational costs amount to 92% of the total cost over a thirty year period. For this reason, the cost estimates below include both project and operational costs. Operational costs are given for two points in time – 2015 and 2025.

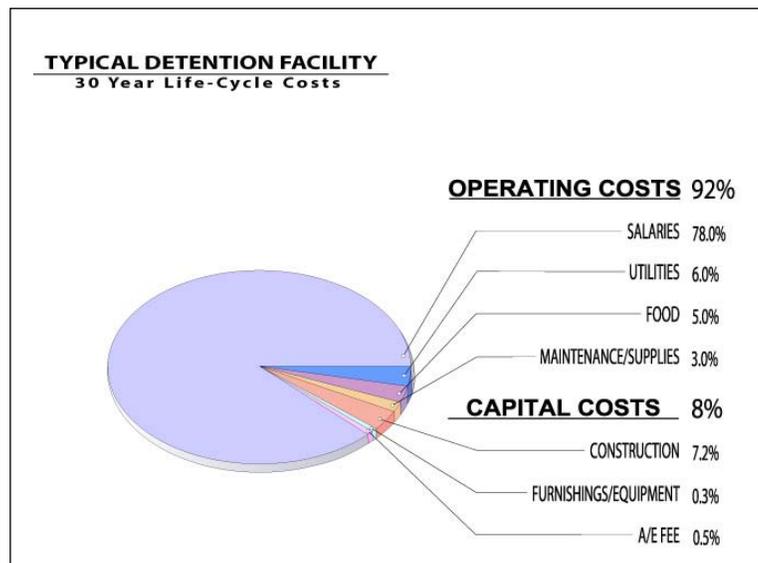


Figure 6-1. 30-Year Life Cycle Costs

Option A

The primary advantage of Option A is that the land is already publicly-owned so no acquisition is necessary. The location is convenient for transport to the courts and visitation by professional counsel.

The primary disadvantages of Option A are its limitations for long term expansion and possible future encroachment into the surrounding neighborhood. Option A results in the loss of approximately 325 existing parking stalls and the need to accommodate approximately 250 additional vehicles for staff, work release and visitors. Parking demand would be met with additional surface lots and an expansion of the existing north parking garage.

An important consideration is the long term land use implications of Option A. Jail expansion at this location would establish the site permanently as a mega-jail site. Future growth beyond 2025 would likely happen to the south and require the closing of G Street and the purpose of additional land. As the area becomes increasingly dominated by jail, it may discourage preferable land use development such as high residential housing and mixed use office. It would also limit possibilities for future growth of the courts and government.

The project and operational costs associated with Option A are summarized in the table below.

Table 6-2 Cost Estimates Option A: Expanded Jail Site (1 location)		
ESTIMATED PROJECT BUDGET - PRELIMINARY	(2007 Dollars)	(to mid-point)
PROJECT EXPENSES	Est. Cost	Inflated Cost
I. SITE ACQUISITION COSTS		
A. Acquisition Purchase Price (Allowance)	0	
B. Site Zoning, legal and closing costs	0	0
C. Environmental Liabilities	0	0
Subtotal Site Acquisition	0	0
II. SITE ASSOCIATED COSTS		
A. Topographic Land Survey and Sub-Surface Investigation (Allowance)	25,000	25,000
B. Off-Site Development Costs - extension of DEC line (1)	940,000	940,000
C. On-Site Development Costs	875,000	974,147
D. Replacement Parking (2)	4,029,375	4,161,239
E. New Surface Parking (3)	1,624,500	1,676,844
F. Street Acquisition	300,000	300,000
Subtotal Site Associated Costs	7,793,875	8,077,230
III. BUILDING CONSTRUCTION COST		
A. New Jail Addition (203,410 GSF)	47,801,350	53,347,747
B. Renovation Cost - Existing Jail (44,150 GSF)	5,187,625	6,126,664
C. Miscellaneous Built-In Equipment (Allowance)	264,945	312,782
Subtotal Building Construction	53,253,920	59,787,193
IV. PROJECT EXPENSES, F.F.E. AND CONTINGENCIES		
A. Communications, Security Data & Voice-Wiring (Allowance)	346,150	388,617
B. Fixtures, Furnishings & Equipment (Allowance)	1,331,348	1,494,680
C. Owner Expenses: Bid Document Printing, Mailings, LD telephone, etc.	48,000	48,000
D. A/E Expenses: fees and reimbursable expenses	4,731,204	5,259,493
E. Project Contingencies	4,273,346	4,750,510
F. Temporary Relocation Costs	75,000	75,000
Subtotal Project Expenses, F.F.E. and Contigencies	10,805,048	12,016,299
TOTAL PROJECT COST	71,852,843	79,880,723

NOTES & ASSUMPTIONS
(1) Project would also require expansion of DEC plant which would be re-couped through rate adjustments.
(2) Assumes 350 replacement stalls – approximately half in an expanded garage and half in surface parking
(3) Additional surface parking needed for work release inmates, visitors and additional jail staff.
Note: Surface parking costs include estimated cost of land acquisition based on historical data.

OPERATING COSTS	Annual Operating Costs (2007 Dollars)	Total Operating Costs by 2032
Estimated Operating Costs	\$ 21,485,829	\$496,391,569

Option B

The primary advantages of Option B are its long term expansion potential and likelihood of neighborhood acceptance. The closing of H Street would not be required and vehicular traffic would not be increased. The parking demand in the area would decrease and the need to replace lost parking stalls would be avoided. No additional land would be needed by the Department of Corrections for additional surface parking. Option B does not conflict with desired land use in the area which is high density housing and mixed use office. Option B maintains existing benefits of easy access to the courts and accommodations for Courtroom #10 and Adult Probation.

The disadvantage to Option B is that a 30-acre parcel of land or greater must be acquired. The remote site would result in higher transport costs for inmate transfers to court and food deliveries. (The jail kitchen is used to prepare food for the jail, LCF at Airpark, the Youth Services Center, and the Community Mental Health Crisis Center.) The remote site would likely be less convenient for professional visits and law enforcement.

A significant disadvantage to Option B is the operational inefficiencies inherent in having two sites which is reflected in the operational cost analysis below.

The project and operational costs associated with Option B are summarized in the table below.

Table 6-3 Cost Estimate Option B: Remote Site & Existing Jail Site (2 locations)		
ESTIMATED PROJECT BUDGET - PRELIMINARY	(2007 Dollars)	(to mid-point)
PROJECT EXPENSES	Est. Cost	Inflated Cost
I. SITE ACQUISITION COSTS		
A. Acquisition Purchase Price (Allowance)	2,775,084	2,775,084
B. Site Zoning, legal and closing costs	50,000	50,000
Subtotal Site Acquisition	2,825,084	2,825,084
II. SITE ASSOCIATED COSTS		
A. Topographic Land Survey and Sub-Surface Investigation (Allowance)	55,000	55,000
B. Off-Site Development Costs (include in on-site)	0	0
C. On-Site Parking Costs	300,000	334,809
D. On-Site Development Costs	3,316,960	3,701,828
Subtotal Site Associated Costs	3,671,960	4,091,637
III. BUILDING CONSTRUCTION COST		
A. New Jail Facility (219,876 GSF)	51,670,860	57,666,237
B. New Warehouse / Maintenance Outbuilding(s) (14,500 GSF)	1,087,500	1,213,683
C. Remodel Cost - Existing Jail (4,650 GSF)	546,376	645,278
D. Miscellaneous Built-In Equipment (Allowance)	266,524	314,845
Subtotal Building Construction	53,571,260	59,840,044
IV. PROJECT EXPENSES, F.F.E. AND CONTINGENCIES		
A. Communications, Security Data & Voice-Wiring (Allowance)	348,213	388,960
B. Fixtures, Furnishings & Equipment (Allowance)	1,339,281	1,496,001
C. Owner Expenses: Bid Document Printing, Mailings, LD telephone, etc.	65,000	65,000
D. A/E Expenses: fees and reimbursable expenses	4,436,350	4,954,705
E. Project Contingencies	4,204,781	4,672,973
Subtotal Project Expenses, F.F.E. and Contingencies	10,393,625	11,577,640
TOTAL PROJECT COST	70,461,929	78,334,404

OPERATING COSTS	Annual Operating Costs (2007 Dollars)	Total Operating Costs by Year 2032
Estimated Operating Costs	\$ 24,627,486	\$ 565,579,646

Option C

The advantage of Option C is that it facilitates the most efficient jail from both a facility layout and operational perspective. Option C requires less total square footage than either Option A or B because duplication and floorplan inefficiencies can be avoided. It requires less staffing to operate and a single control center which is both more economical and more secure.

Option C avoids the cost of replacement parking, closing H Street, adverse impact on an existing neighborhood, and congestion. It allows for more preferable land use development in the area around the city/county government complex.

A distinct advantage of Option C is that it frees up space in the existing jail to accommodate anticipated growth of the courts and other county or city uses that have outgrown their space or are leasing space in the private sector. For example, the result of moving a city agency currently paying \$227,000 a year in rent annually into the renovated jail could support bond payments and generate a net income stream between \$1.75 and \$2 million. This net reduction assumption is included in the estimated costs below.

The disadvantages to Option C are the same as Option B: A 30-acre parcel of land must be acquired, transport costs for inmate transfers to court and food deliveries will be greater and it will likely be less convenient to visiting professionals and law enforcement officers.

The project and operational costs associated with Option C are summarized in the table below.

Table 6-4 Cost Estimate Option C Consolidated "ideal" site (1 location); conversion of existing jail to other county/city use		
ESTIMATED PROJECT BUDGET - PRELIMINARY	(2007 Dollars)	(to mid-point)
PROJECT EXPENSES	Est. Cost	Inflated Cost
I. SITE ACQUISITION COSTS		
A. Acquisition Purchase Price (Allowance)	2,775,084	2,775,084
B. Site Zoning, legal and closing costs	50,000	50,000
Subtotal Site Acquisition	2,825,084	2,825,084
II. SITE ASSOCIATED COSTS		
A. Topographic Land Survey and Sub-Surface Investigation (Allowance)	55,000	55,000
B. Off-Site Development Costs (included in on-site)	0	0
C. On-Site Parking Costs	420,000	468,733
D. On-Site Development Costs	3,097,668	3,457,091
Subtotal Site Associated Costs	3,572,668	3,980,824
III. BUILDING CONSTRUCTION COST		
A. New Jail Facility (272,160 GSF)	63,957,600	71,378,609
B. New Warehouse / Maintenance Outbuilding(s) (14,500 GSF)	1,421,000	1,585,879
D. Miscellaneous Built-In Equipment (Allowance)	271,800	303,337
Subtotal Building Construction	65,650,400	73,267,825
IV. PROJECT EXPENSES, F.F.E. AND CONTINGENCIES		
A. Communications, Security Data & Voice-Wiring (Allowance)	426,728	476,241
B. Fixtures, Furnishings & Equipment (Allowance)	1,641,260	1,831,696
C. Owner Expenses: Bid Document Printing, Mailings, LD telephone, etc.	51,000	51,000
D. A/E Expenses: fees and reimbursable expenses	5,364,788	5,986,770
E. Project Contingencies	5,043,371	5,605,161
Subtotal Project Expenses, F.F.E. and Contingencies	12,527,146	13,950,868
TOTAL PROJECT COST	84,575,298	94,024,601

NOTES & ASSUMPTIONS		
Assumes existing jail is renovated for future growth of courts and for use by city/county agencies currently holding outside leases (e.g. PW Engineering and Urban Development). For example, the lower two floors of the jail could house up to 33,000 SF of office-type space. The upper two floors could house up to 4-8 courtroom suites.		
POTENTIAL NET REDUCTION <i>(includes cost of renovation & elimination of leases)</i>	(1,750,000)	(2,000,000)
TOTAL PROJECT COST w/ POTENTIAL NET REDUCTION	82,825,298	92,024,601

OPERATING COSTS	Annual Operating Costs (2007 Dollars)	Total Operating Costs by year 2032
Total Estimated Operating Costs	\$ 20,191,713	\$ 467,862,923

General Comments

Some additional observations that should be pointed out:

- o Options A and B necessitate compromises from the ideal layout provided in Option C. This results in some duplication and additional square footage to achieve the same program requirements. As diagrammed in this document the sizes of each option are:
 - Option A: 329,350 GSF
 - Option B: 360,300 GSF
 - Option C: 286,660 GSF
- o Because of the limitations of the existing jail cell configuration, Options A and B are limited to a maximum of 758 total beds (excluding future expansion potential). Option C is designed to provide a maximum of 776 beds.
- o The estimated costs for Option C do not include demolition and renovation of the existing jail for other county/city uses.
- o The estimated costs for Option A do not include expansion of the District Energy Corporation plant which would be necessary to serve the expanded jail.

SECTION VII

STUDY RECOMMENDATIONS

STUDY RECOMMENDATIONS

CONCEPT RECOMMENDATION

The Study Team presented the three concept alternatives described in the previous chapter to the County Board on October 24, 2006. At the conclusion of the meeting the County Board indicated that Option C was the preferred concept alternative. The board directed the Study Team to develop implementation recommendations for constructing a new single site jail on a remote site. Option C was also endorsed by the Project Steering Committee. The primary reasons cited for supporting Option C were the potential for long-term expansion, positive land use impact, and lowest total cost of the three options. The tables below outline the comparative costs of Options A, B and C. (The cost analysis provided here was prepared by the Study Team with assistance from bond advisors at Ameritas Investment Corp.)

Table 7-1 below summarizes the initial project cost, annual operating costs and the total projected operational costs expended over the next twenty-five years (year 2032) for Options A, B, and C.

Table 7-1 PROJECT & OPERATIONAL COSTS (2007 DOLLARS)			
	Total Project Cost (uninflated)	Annual Operating Costs (uninflated)	Total Projected Operating Costs in 2032 (uninflated)
Option A	\$ 71,852,843	\$ 21,485,829	\$ 496,391,569
Option B	\$ 70,461,929	\$ 24,627,486	\$ 565,579,646
Option C *	\$ 84,575,298 *	\$ 20,191,713	\$ 467,862,923
* Option C w/ net reduction	\$ 82,825,298		

Table 7-2 below summarizes projected total project and operating costs in present value for Options A, B and C. The present value adjusts the project and operational costs for inflation and debt service, then applies a discounted rate to convert them to present value for comparison purposes.

The calculations carry the following assumptions:

- o 5% annual construction inflation
- o 2.25 years to mid-point of new construction
- o 3.4 years to mid-point of renovation
- o 3% annual operating inflation
- o 25 year bonds @ 4.5%
- o 2010 is first year of operation
- o Total costs calculated for 25 years (year 2032)

Table 7-2 PROJECTED TOTAL COSTS IN PRESENT VALUE (TO YEAR 2032)			
	Total Project Cost Inflated to Construction Mid-Pt	Total Operating Costs to Year 2032	Total Projected Costs at Present Value (3%)
Option A	\$ 79,880,723	\$ 765,095,512	\$ 636,210,620
Option B	\$ 78,334,404	\$ 873,401,952	\$ 703,581,635
Option C	\$ 94,024,601	\$ 720,437,007	\$ 619,275,186

As the tables indicate, Option B has the lowest initial project cost but the highest annual operating cost. Option C has the highest project cost but the lowest annual operating cost. But more importantly, the total projected costs over a period of twenty-five years for Option C is almost \$17 million less than Option A and \$84 million less than Option B in a present value comparison.

FINANCING OPTIONS

Lancaster County has several financing options available to fund a proposed jail project. Some have statutory limitations that impact the available proceeds from the financing, and some provide flexibility with regards to timing and required legal approvals. Below is a preliminary list of financing options developed by Gilmore & Bell, bond counsel for Lancaster County, and Ameritas Investment Corp.

Leasing Corporation. Bonds could be issued on behalf of Lancaster County by the Lancaster County Leasing Corporation, a non profit corporation created for such purposes. The County would then enter into a long-term lease agreement with the corporation to secure the bonds issued on its behalf. Lancaster County has previously used this method to finance the Lancaster Manor facilities and the existing correctional facilities between 9th and 10th Street. Depending on the County's financial situation and certain budget and levy limitations currently under review by Gilmore & Bell, this financing option may or may not permit financing the entire amount of the project. No vote of the electorate is required under this option.

Public Building Commission. Bonds could be issued through the Lincoln-Lancaster County Public Building Commission using the same type of documents and commitments among the City, the County and the Building Commission used for previous Building Commission transactions. Provisions such as the sharing of operating costs and debt service payments would have to be agreed to by the parties. As with the first option, the County's financial circumstances and budget and levy limitation may impact the ability to finance the entire project. No vote of the electorate is required under this option.

Interlocal Cooperation Act. Bonds could be issued through an entity created under the Interlocal Cooperation Act by Lancaster County and the City of Lincoln as obligor. This method is similar to using the Public Building Commission, except that the County and the City would have greater flexibility with levy limitations making it more likely that the entire project could be financed through this method. No vote of the electorate is required under this option.

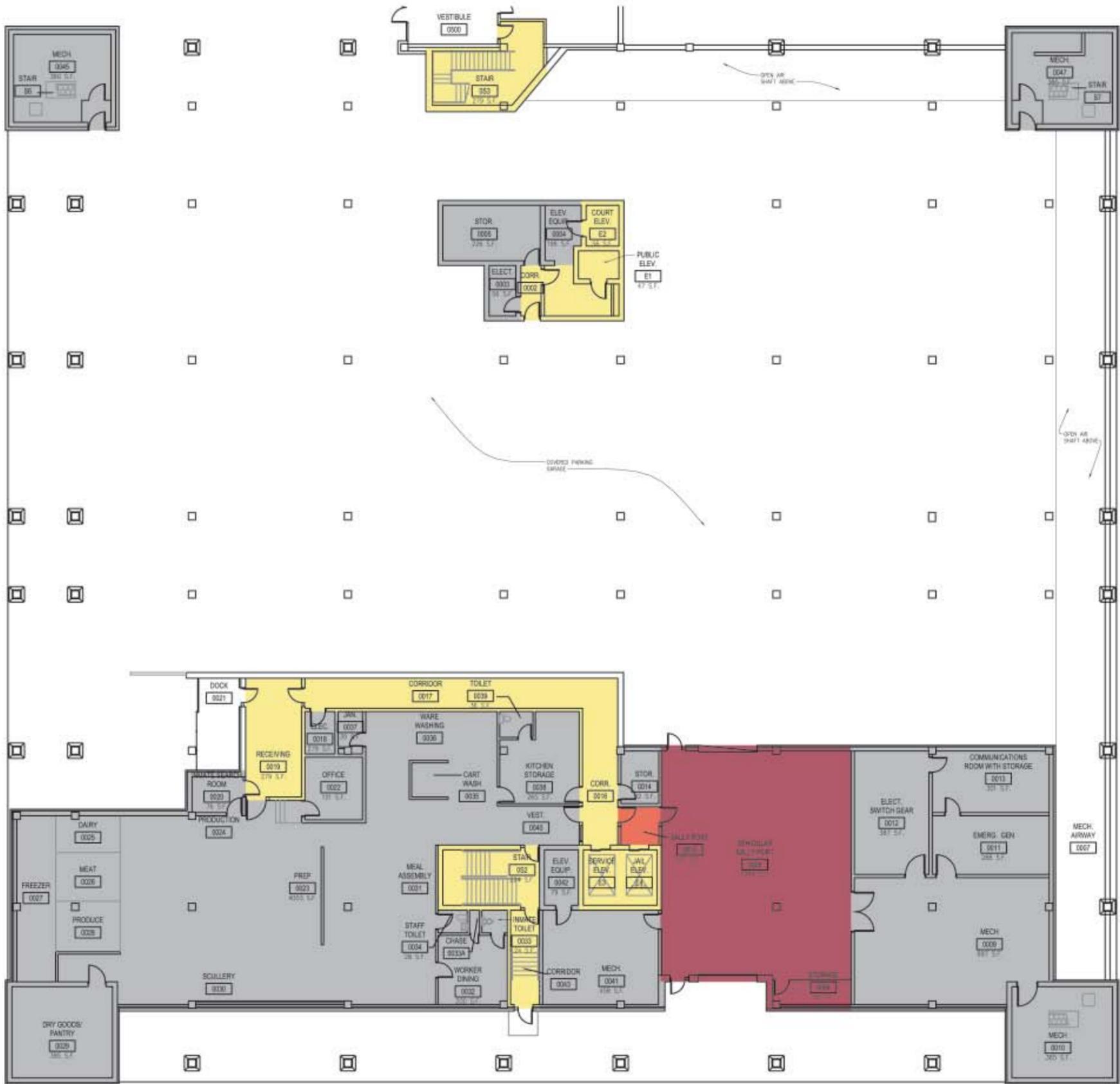
APPENDICES

**Existing Facilities Plans
Recommended Concept
Site Evaluation Criteria**

LANCASTER COUNTY CORRECTIONS
PRE-ARCHITECTURAL STUDY PROJECT

AREA BY DEPARTMENT

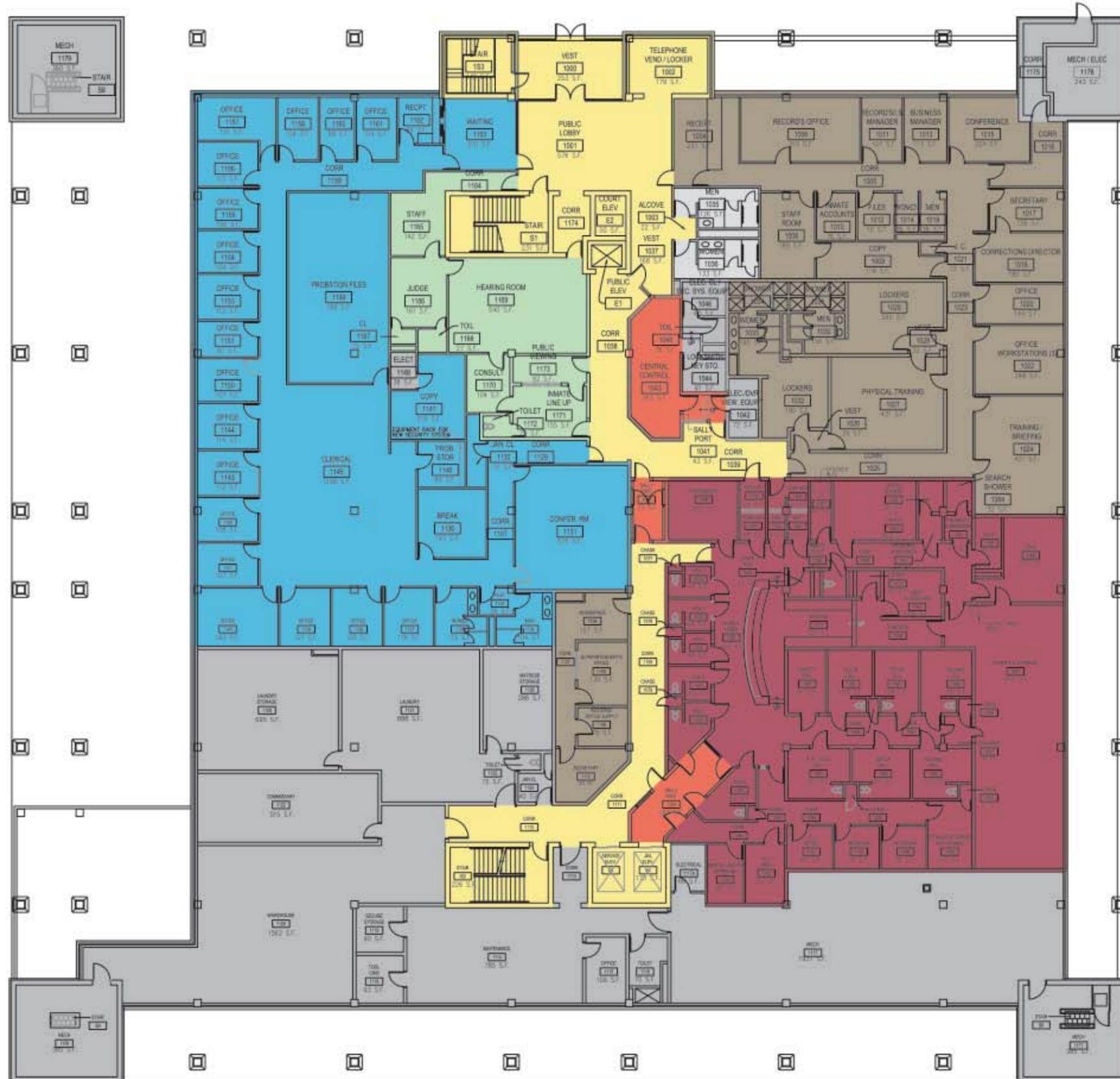
	FACILITY SUPPORT	10,570 SQ.FT.
	CIRCULATION	2,490 SQ.FT.
	INTAKE & PROCESSING	2,000 SQ.FT.
	CONTROL	70 SQ.FT.
	TOTAL FLOOR GSF	15,130 SQ.FT.
	TOTAL BUILDING GSF	125,940 SQ.FT.



Intake & Detention Facility
 Existing Conditions
 Lower Level

LANCASTER COUNTY CORRECTIONS

PRE-ARCHITECTURAL STUDY PROJECT



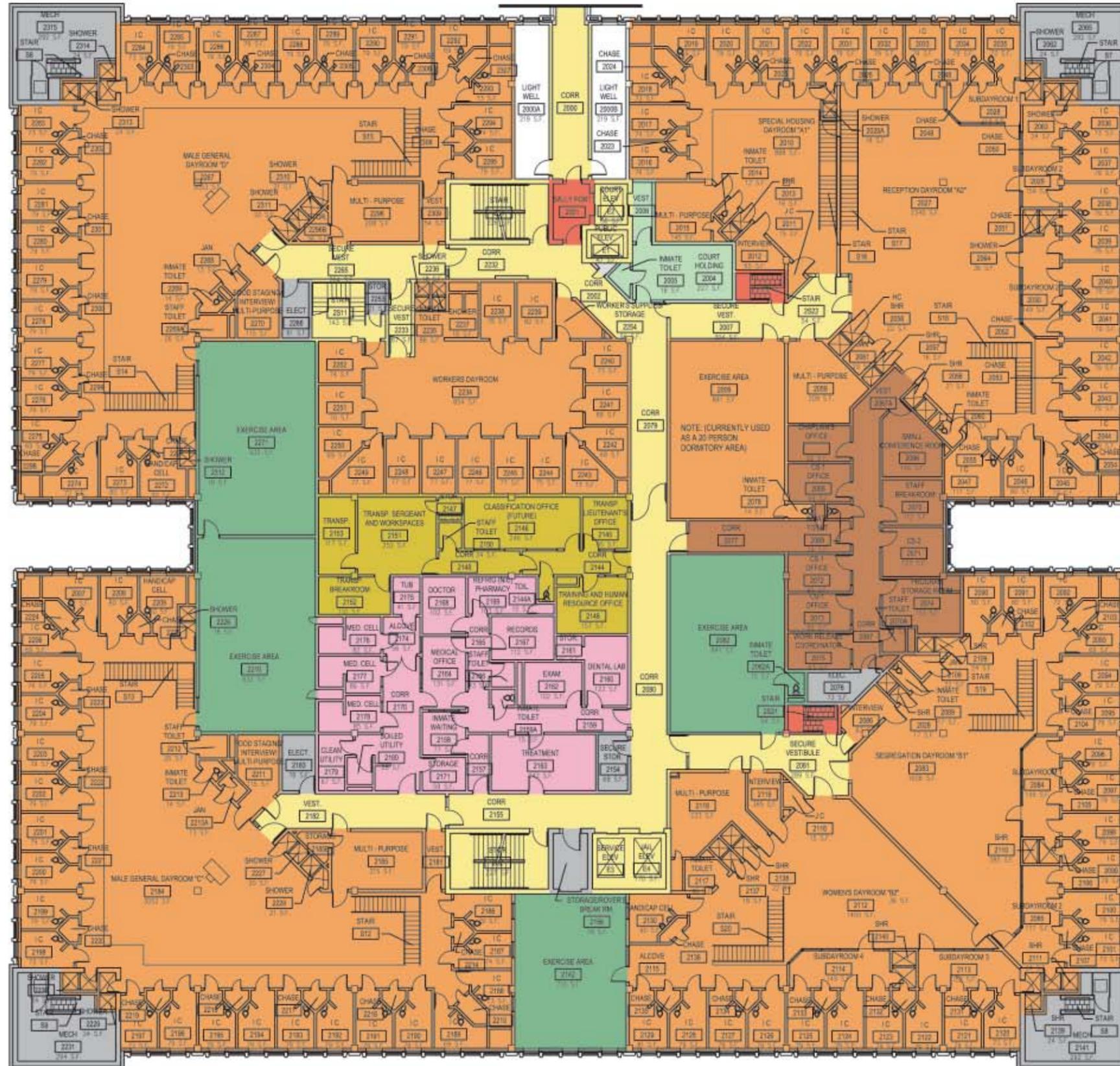
AREA BY DEPARTMENT

	FACILITY SUPPORT	10,100 SQ.FT.
	CIRCULATION	3,940 SQ.FT.
	INTAKE & PROCESSING	6,300 SQ.FT.
	CONTROL	670 SQ.FT.
	COURTS	1,440 SQ.FT.
	ADMINISTRATION	6,000 SQ.FT.
	PROBATION	7,100 SQ.FT.
	PUBLIC TOILETS	300 SQ.FT.
	TOTAL FLOOR GSF	35,850 SQ.FT.
	TOTAL BUILDING GSF	125,940 SQ.FT.

Intake & Detention Facility
Existing Conditions
1st Floor

LANCASTER COUNTY CORRECTIONS

PRE-ARCHITECTURAL STUDY PROJECT

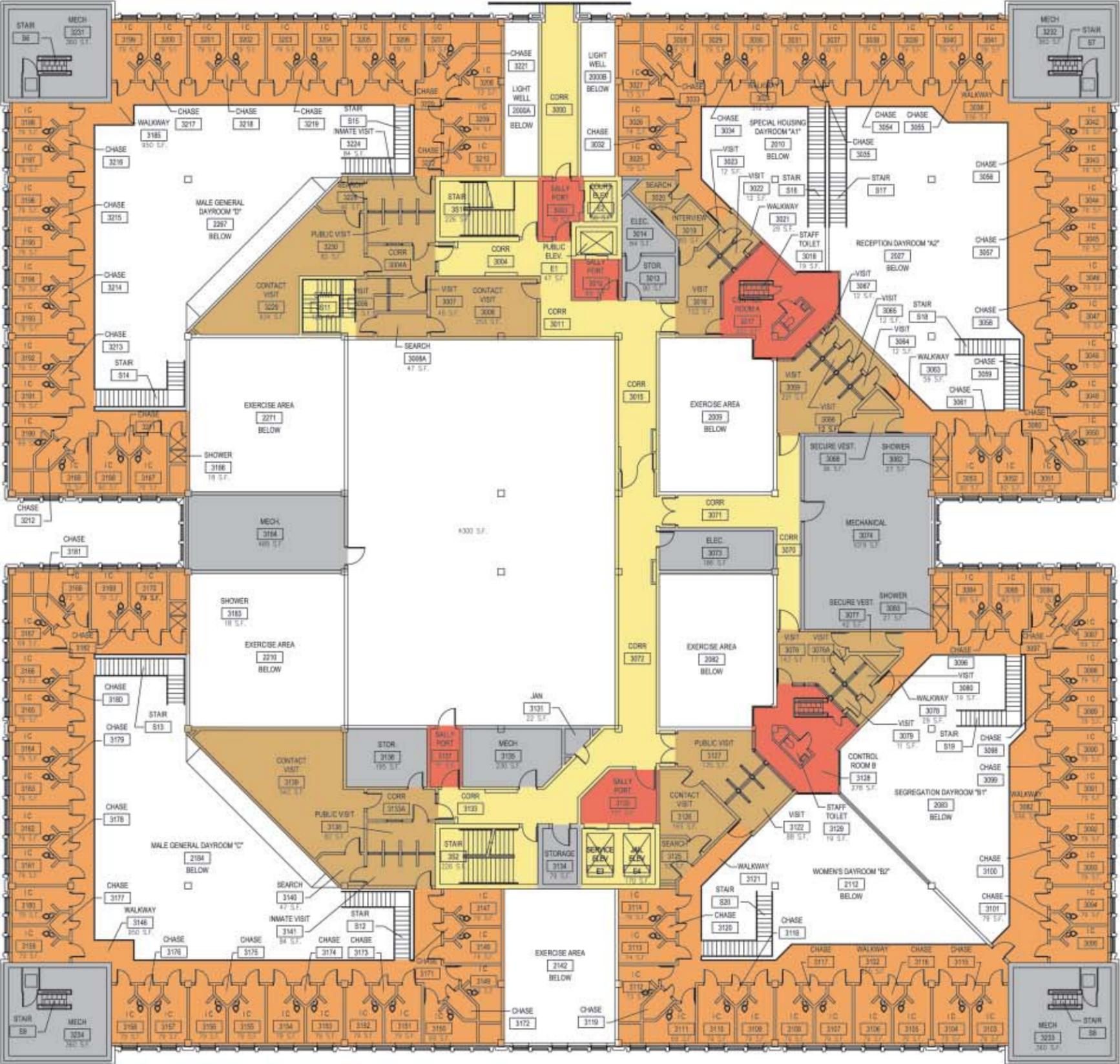


AREA BY DEPARTMENT

	FACILITY SUPPORT	2,000 SQ.FT.
	CIRCULATION	4,100 SQ.FT.
	CONTROL	250 SQ.FT.
	COURTS	350 SQ.FT.
	PROGRAMS OFFICES	1,800 SQ.FT.
	I/O RECREATION	3,700 SQ.FT.
	MEDICAL	2,400 SQ.FT.
	HOUSING	30,800 SQ.FT.
	TRANSPORTATION CLASSIFICATION & TRAINING	1,360 SQ.FT.
	TOTAL FLOOR GSF	46,760 SQ.FT.
	TOTAL BUILDING GSF	125,940 SQ.FT.

Intake & Detention Facility
Existing Conditions
2nd Floor

LANCASTER COUNTY CORRECTIONS
PRE-ARCHITECTURAL STUDY PROJECT



AREA BY DEPARTMENT

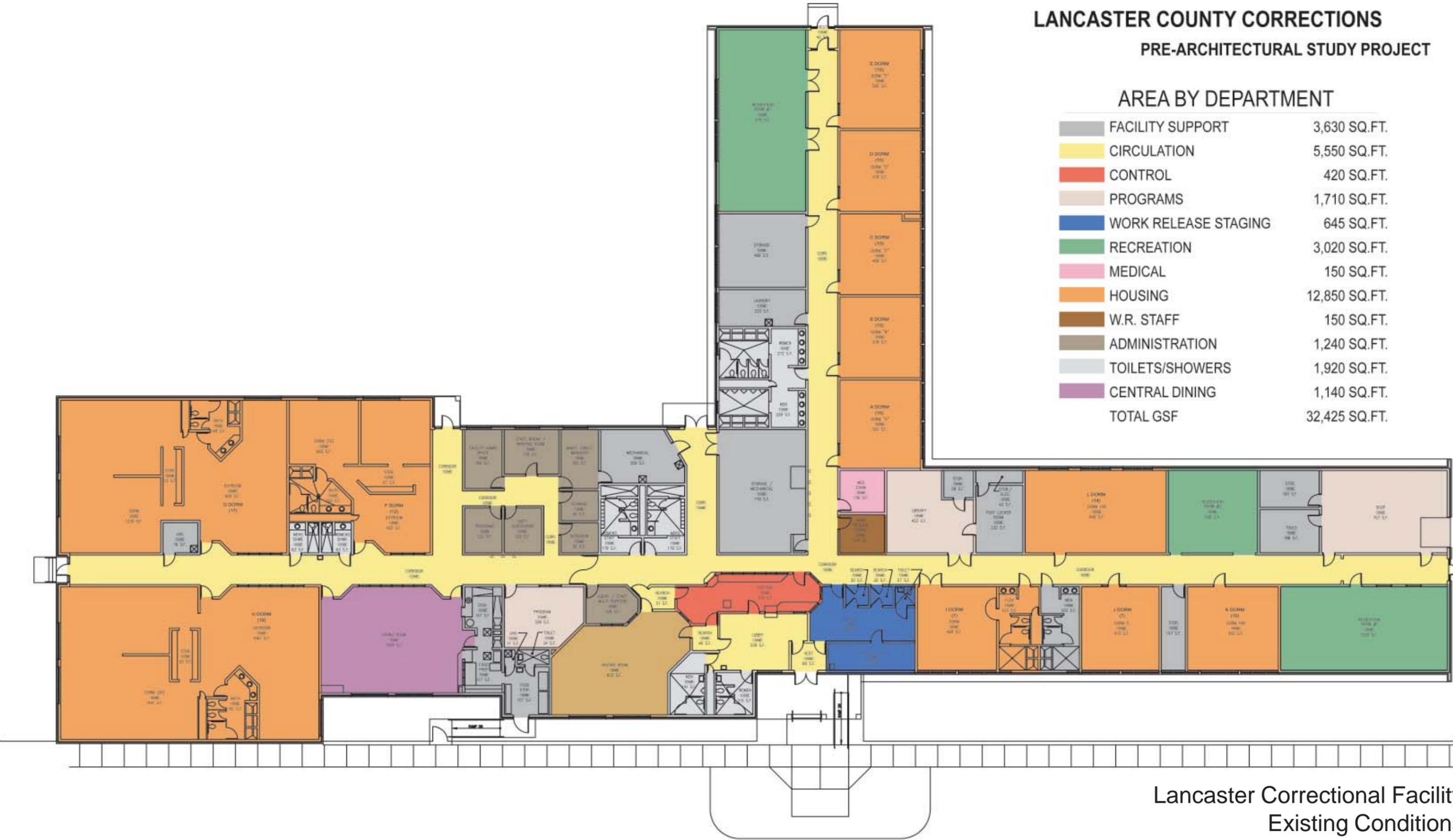
	FACILITY SUPPORT	4,500 SQ.FT.
	CIRCULATION	3,200 SQ.FT.
	CONTROL	1,200 SQ.FT.
	VISITATION	3,900 SQ.FT.
	HOUSING	15,400 SQ.FT.
	TOTAL FLOOR GSF	28,200 SQ.FT.
	TOTAL BUILDING GSF	125,940 SQ.FT.

Intake & Detention Facility
 Existing Conditions
 3rd Floor

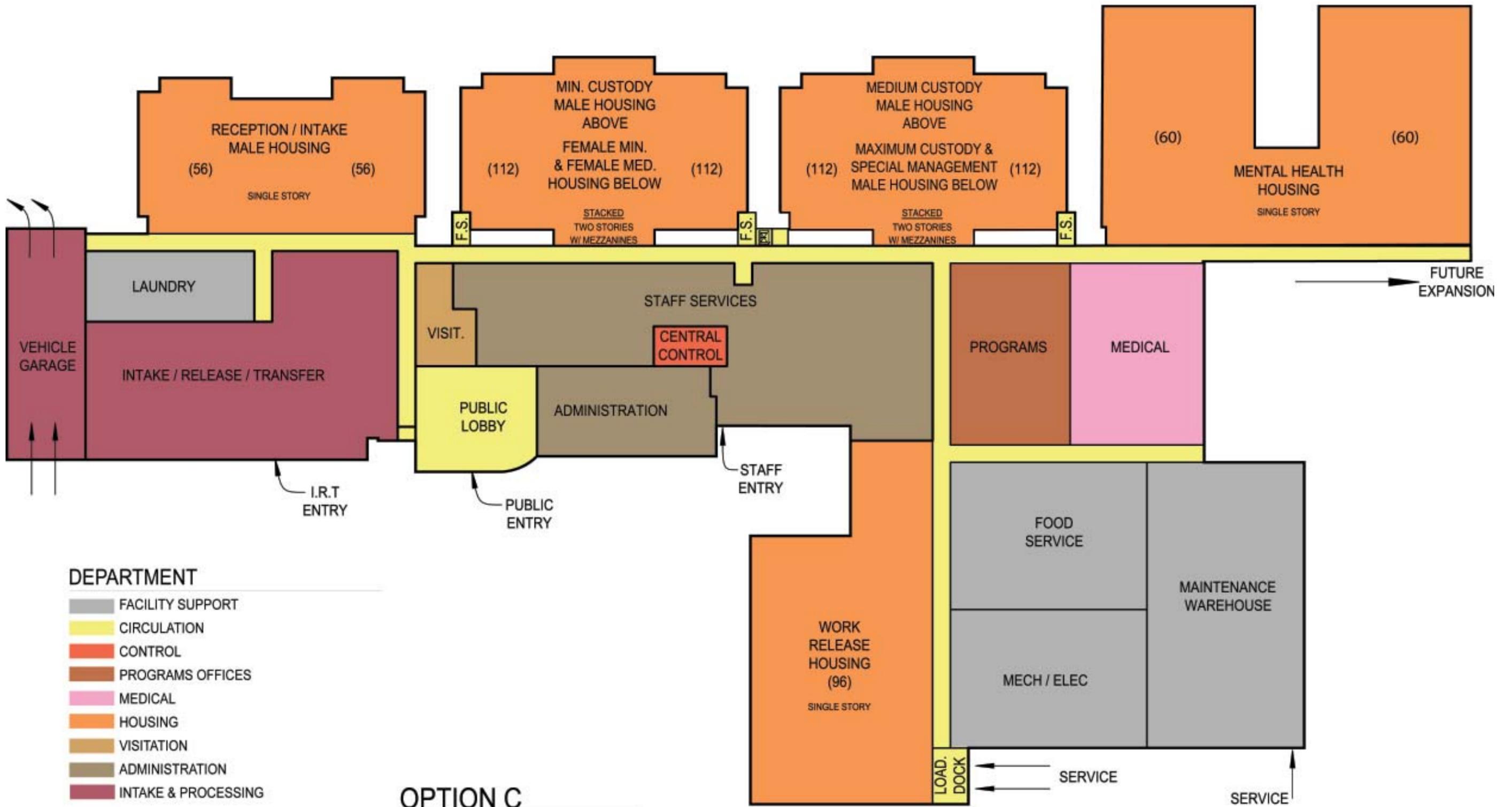
LANCASTER COUNTY CORRECTIONS
PRE-ARCHITECTURAL STUDY PROJECT

AREA BY DEPARTMENT

Facility Support	3,630 SQ.FT.
Circulation	5,550 SQ.FT.
Control	420 SQ.FT.
Programs	1,710 SQ.FT.
Work Release Staging	645 SQ.FT.
Recreation	3,020 SQ.FT.
Medical	150 SQ.FT.
Housing	12,850 SQ.FT.
W.R. Staff	150 SQ.FT.
Administration	1,240 SQ.FT.
Toilets/Showers	1,920 SQ.FT.
Central Dining	1,140 SQ.FT.
TOTAL GSF	32,425 SQ.FT.



Lancaster Correctional Facility
 Existing Conditions
 Main Floor



- DEPARTMENT**
- █ FACILITY SUPPORT
 - █ CIRCULATION
 - █ CONTROL
 - █ PROGRAMS OFFICES
 - █ MEDICAL
 - █ HOUSING
 - █ VISITATION
 - █ ADMINISTRATION
 - █ INTAKE & PROCESSING

OPTION C
 0 25 50 100
 1"=50'
(776 BEDS TOTAL)

Concept Recommendation
 Main Floor

LANCASTER
COUNTY
DEPARTMENT
OF CORRECTIONS

2006 PRE-
ARCHITECTURAL
JAIL STUDY



LANCASTER
COUNTY
DEPARTMENT
OF CORRECTIONS

2006 PRE-
ARCHITECTURAL
JAIL STUDY



LANCASTER
COUNTY
DEPARTMENT
OF CORRECTIONS

2006 PRE-
ARCHITECTURAL
JAIL STUDY



LANCASTER
COUNTY
DEPARTMENT
OF CORRECTIONS

2006 PRE-
ARCHITECTURAL
JAIL STUDY



LANCASTER
COUNTY
DEPARTMENT
OF CORRECTIONS

2006 PRE-
ARCHITECTURAL
JAIL STUDY



December 22 , 2006

Prepared by:
The Clark Enersen
Partners
Carlson West Povondra,
Architects
Chinn Planning, Inc.

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