

Kansas Department of Corrections

Joint Committee on State Building Construction

Secretary Joe Norwood
Secretary of Corrections
March 16, 2017



Lansing Correctional Facility State-operated Replacement



Current Maximum & Medium Site Plan



Area of Proposed State-operated Facility

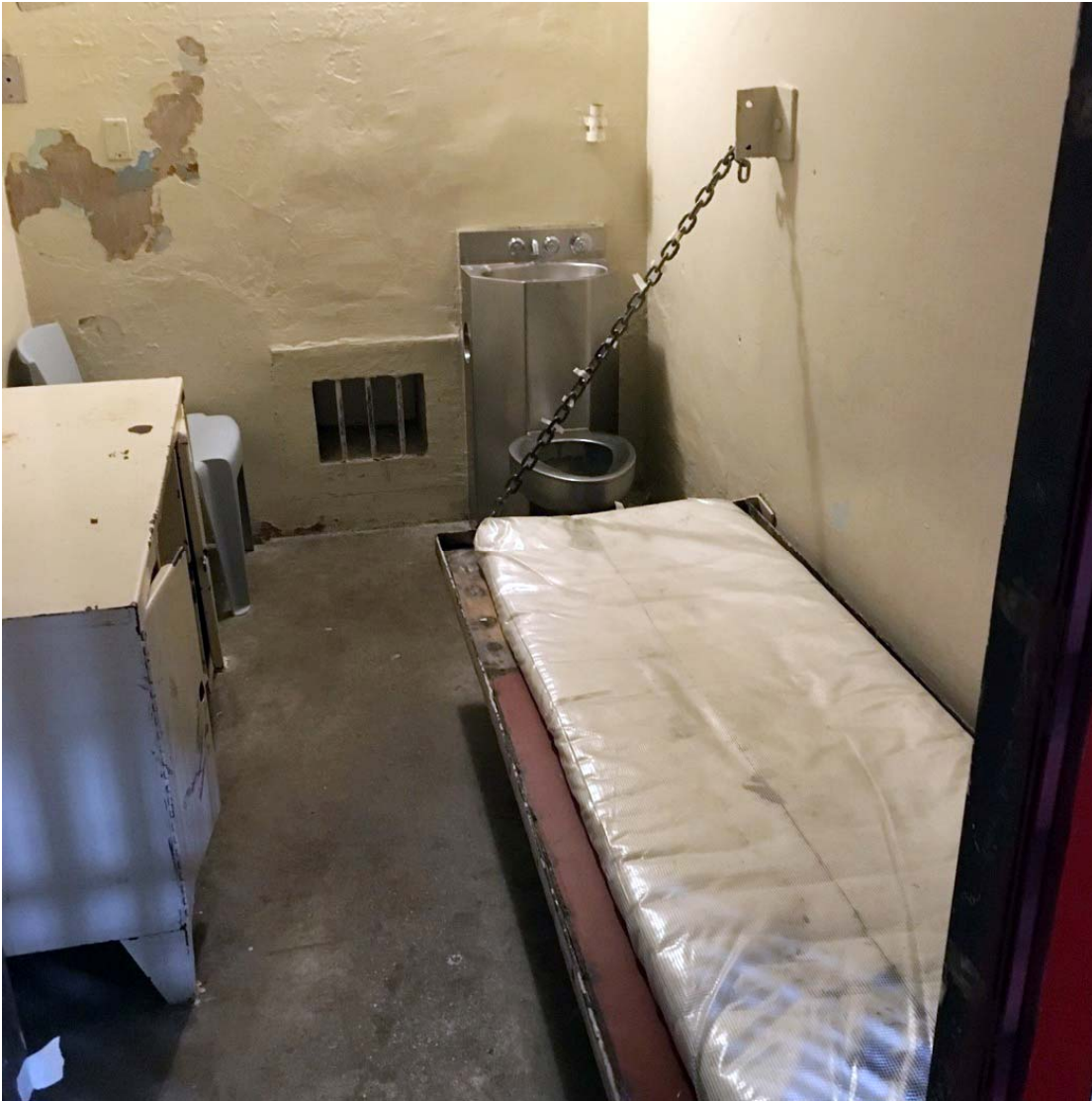


Brief History

- Purchased land in 1861
 - Kansas entered the Union as a Free State
 - President Lincoln was in office
 - First telegraph line from east to west coast puts Pony Express out of business
- Began housing inmates in 1863
- Used inmate labor (housed in former territorial jail)
- Built to isolate inmates at night while working in silent groups during the day
- Housed in 6'x10' cells (smaller than most bathrooms in your homes)
- Renovations and locking system upgrades over the past 50 years have allowed the facility to continue housing inmates
- Physical plant does not allow for application of modern efficiencies

A Prison Complex is like a Small City

- Housing (different types of housing to meet the needs of individual)
- Chapel (accommodate all faiths)
- Infirmary (emergency room and long-term care, hospice, non-surgical)
- Programming (like the schools and treatment centers in a city)
- Segregation (the jail of the prison)
- Laundry
- Food Service
- Maintenance (like the public works department)
- Security staff (the police force of the facility)



Standard cell in LCF max unit

- Approx. 6'x10'

Infirmery



Nurses Station



Dental



Trauma

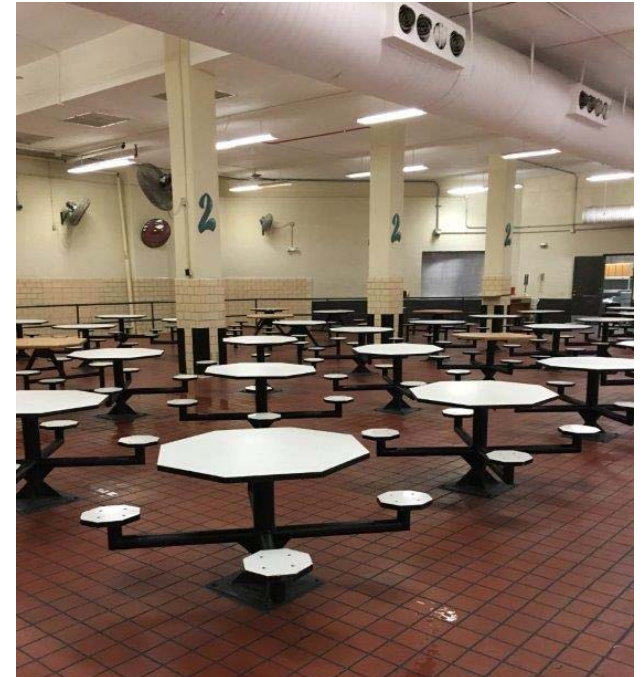


Pharmacy

Laundry



Food Service



Vehicle Maintenance Garage





Pipe chase between cells

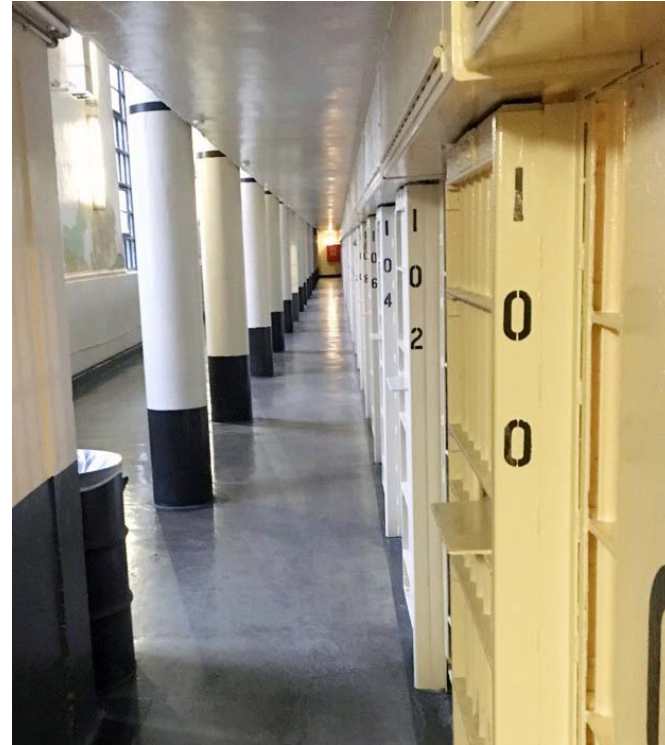
- Original construction did not include plumbing



“D” Cell House

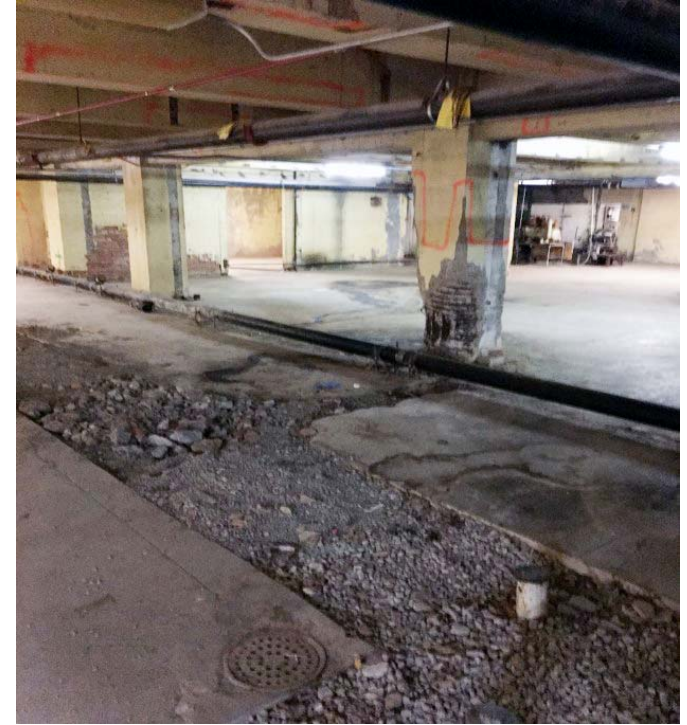
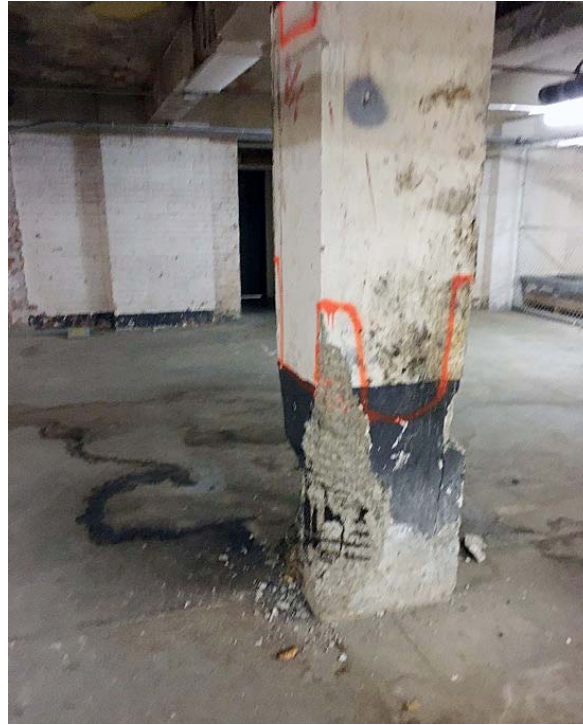
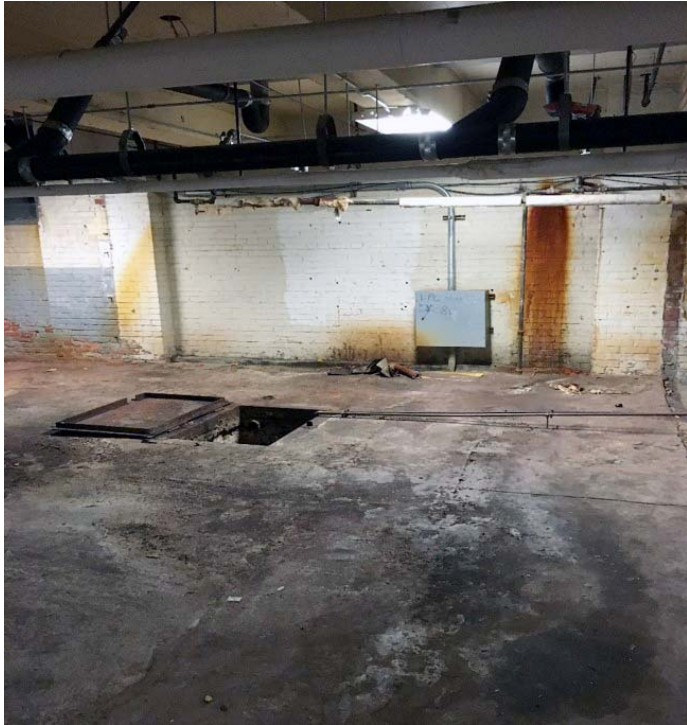
- Officer at the lockbox to open and close cell doors, linear design limits visibility down the run.

Lower “B” Cell House Pillars from earlier renovation



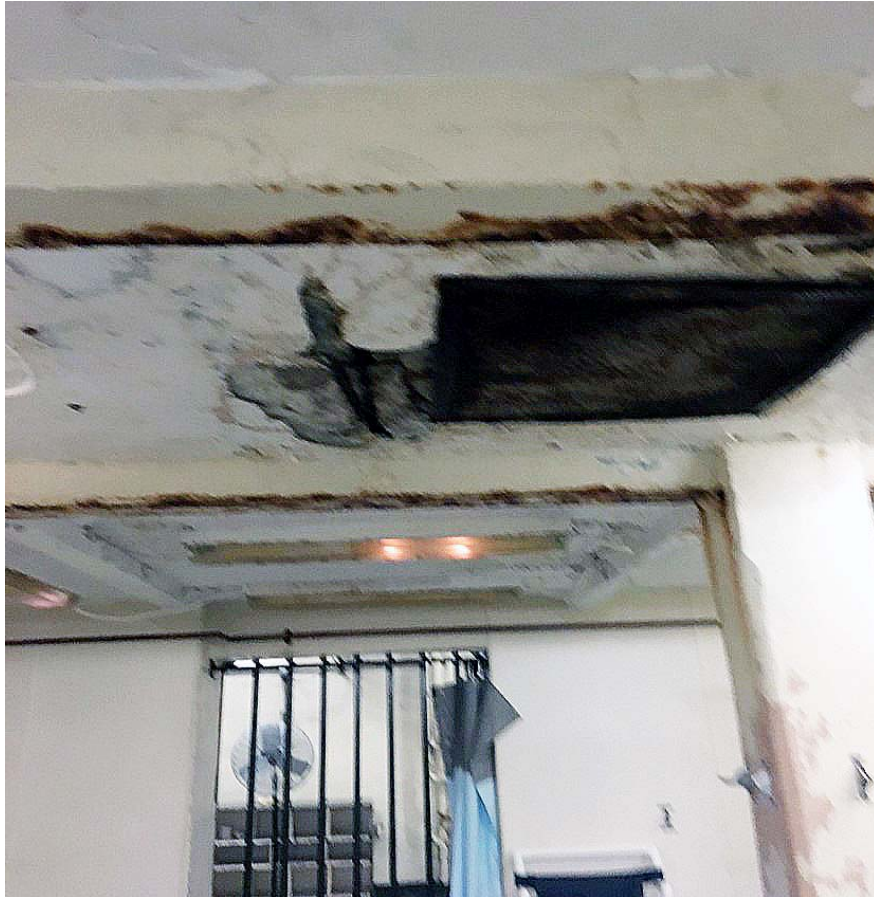
Previous renovation to keep building operational required these pillars to be added, the pillars block the view down the run.

Basement of the Service Building



Houses the kitchen, dining room, canteen, chapel, inmate activities, school, programs, transportation & security office, re-entry office and inside gym.

Showers in Lower “A” Cell House





“Q” Stucco Exterior

- Several years ago stucco was applied to exterior of the building to allow continued use as an inmate housing unit. Due to deterioration of brick the stucco is separating in several areas.



Exterior

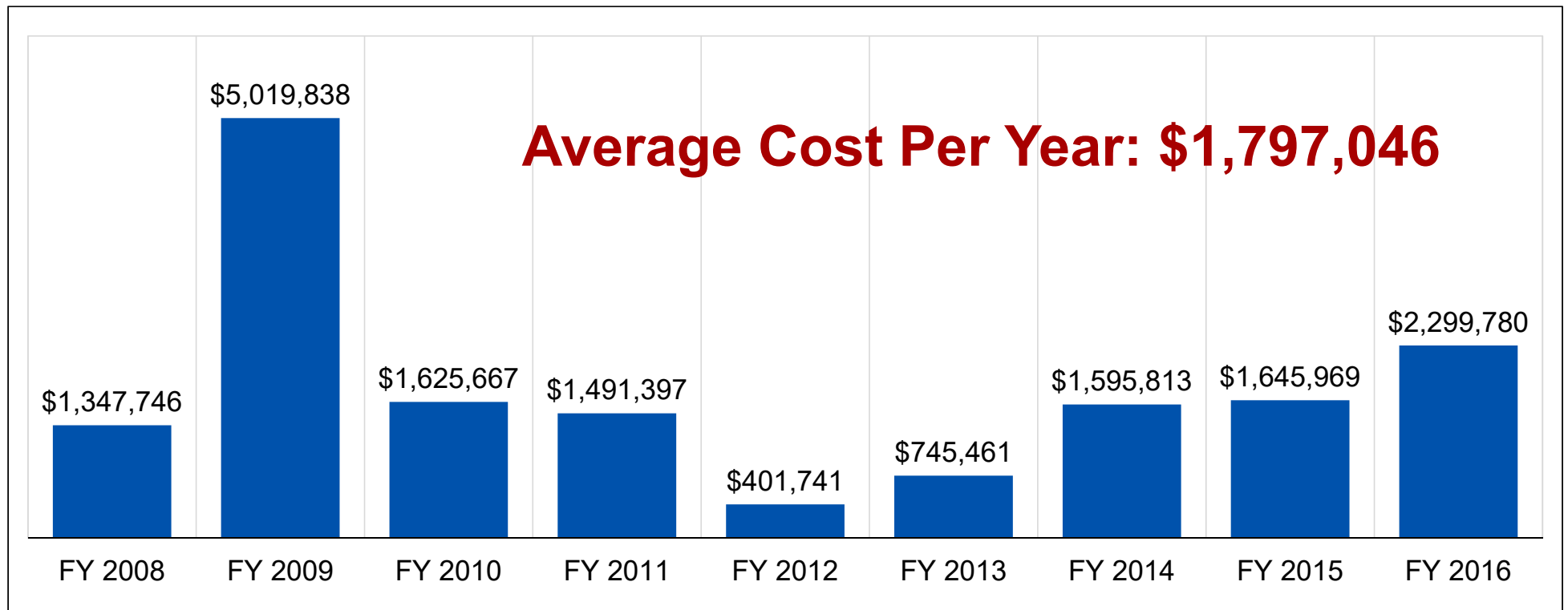


Interior

Perimeter wall of the Max compound showing deterioration.
Mortar gap has increased from $\frac{3}{8}$ " to $2\frac{1}{2}$ "

LCF Rehabilitation & Repair Project Costs

FY 2007 thru FY 2016



Advantages of a Modern State-operated Facility

- Better working conditions for staff
- Efficiencies of modern surveillance and security equipment
 - Some companies no longer make replacement parts for our systems
- Reduce environmental impact of energy use
- Design a facility to meet the needs of our changing inmate population
 - Improve living conditions for inmates
 - 35% of KDOC population have mental health issues
 - Programming space for recidivism reduction classes
 - ADA compliance

Staffing: Existing vs. Modern Facility

State-operated facility

Existing State-operated Facility		Modern State-operated Facility*	
▪ Number of beds:	2,405	▪ Number of Beds:	2,612
▪ Staffing:	686	▪ Staffing:	392
▪ Staffing Cost:	\$34,542,898	▪ Staffing Cost:	\$20,461,154

*Based on Build/Lease Option

Staffing Issues

- FY 17 LCF Overtime Budget: \$821,410
- Expenditures through January 2017: \$1,259,381
(annualized comes to \$2.2M by end of FY 17)
- Turnover rate at LCF: 37% uniformed & 18% non-uniformed
- Openings at LCF on 02/07/2017: 57 uniformed & 11 non-uniformed
- Competition for employees
 - County Jails
 - Federal and Private Prisons
 - Spectrum Distribution Center opening March 2017 in Edgerton, 315 new jobs
 - Triumph announces new factory in Edgerton in June 2017, 500 new jobs
 - Amazon warehouses in Lenexa, Edgerton, & KCK - 2,000 jobs

Housing displaced inmates during construction

- LCF medium currently houses 783 inmates
- K-L-M units (568 beds) will be demolished
- Maintain 215 inmates in “Q” unit
- Double bunk 376 cells at EDCF-C
- Double bunk 120 cells at LCMHF
- Add 40 bunk dormitory to NCF-C (temporary)
- Add 32 bunks to Upper “C” cell house at LCF (temporary)

State-operated Facility: Bonding vs. Build/Lease

Estimated Bonding Cost

- Net proceeds: \$155M
- Financing Rate: 4.08%
- Amortization: 20 years
- Annual Debt Service: \$12.05M
- Estimated Repair & Maintenance costs: \$16.5M
- Estimated savings over 20-year Term: \$21.3M

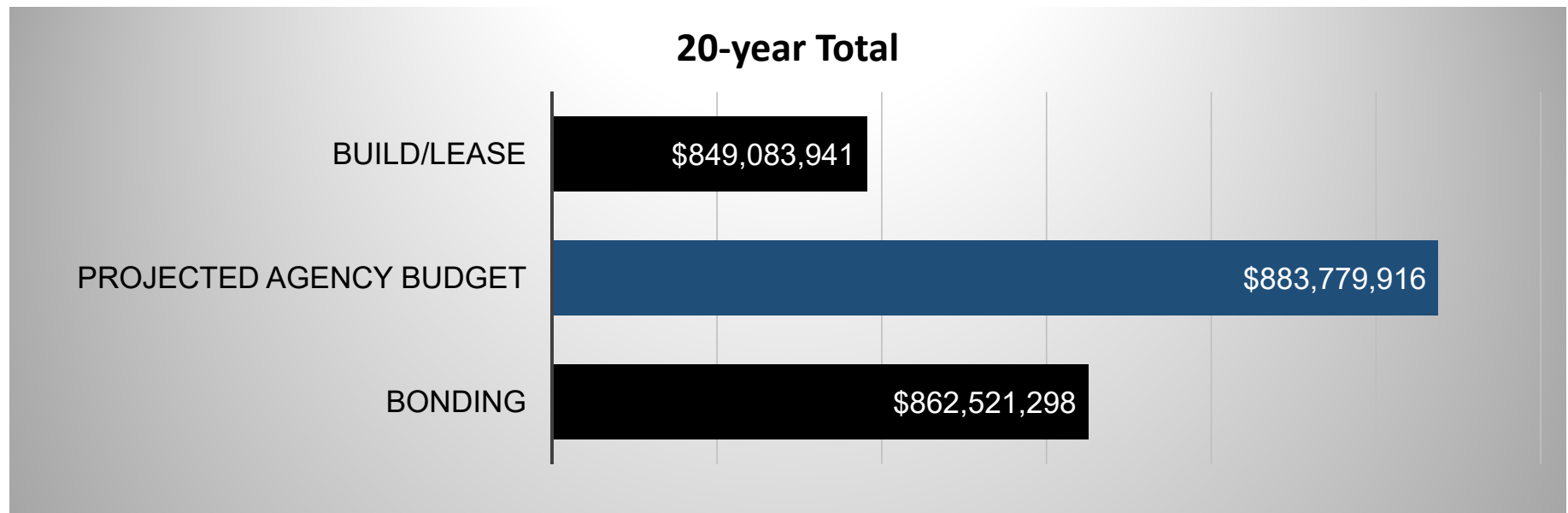
Estimated Build/Lease Cost

- Est. Project Cost: \$130M-\$140M
- Base Term: 20 years (longer term negotiable)
- Repair and maintenance included in lease
- Est. Lease Payment: \$12.5M - \$13.5M with 1.0% - 2% annual escalator
- Est. Savings over 20-year Term: \$19.4M - \$46.3M

Total Cost

Build/Lease vs. Bonding: All Funds

- Assumes \$13.0M base lease with 1.5% escalator
- Budget assumes 0.5% annual increase for KPERS and health insurance



End