



# Lansing Correctional Facility Replacement

November 2017

# Lansing Correctional Facility

## Area of Proposed Facility



# Lansing Correctional Facility

## Need for a New Facility

- Old, unserviceable infrastructure
  - Lansing consumes 46% of the KDOC's Capital Improvements Budget
- Deteriorating working conditions for staff
  - Top runs of the maximum facility can reach 110 degrees on hot days
- Deteriorating living conditions
- Efficiencies in operations
  - Modern prison designs are safer and more efficient

# Lansing Correctional Facility

## Why build at Lansing?

- Broad agreement on the need to redesign and rebuild Lansing
- Lansing is a staff-intensive facility that is already facing staffing challenges.
- A more efficient facility enables Lansing to reduce the number of needed FTE to the level at which Lansing is currently able to fill
- Improved working conditions will be safer for employees and more attractive for prospective employees

# Lansing Correctional Facility

## Why build at Lansing?

- Lansing has experienced, dedicated staff who will be retained
  - Staffing a new facility in a new location would require hiring at all position levels.
- The community understands the mission of the Department of Corrections, and historically has been supportive
- Existing infrastructure (land, administration and industry buildings, warehouse, firing range, utilities) will reduce construction costs
- With these circumstances in mind, the KDOC had to find ways to complete the Lansing construction project with a minimal impact on the budget

# Lansing Correctional Facility

## Key Features of New Facility

- Two housing units: a 1,920-bed maximum and medium unit and a 512-bed minimum unit.
- 75% of the cells are 2-person units, 25% are 4-person units
- Medical Services (improved design for aging population) Food Service, Spiritual Life, and Staff Support areas
- Indoor and outdoor recreation areas, ample site circulation and parking, and improved lighting and security
- Modern utility systems that provide significant cost and energy savings
- Capacity for future expansion
- Local maintenance staff, locksmiths, and professional services
- Energy saving shell design with top-of-the-line roofing system, and highly insulated walls systems
- Security systems include triple-biased magnetic door switches, and enhanced video surveillance systems
- Layout controls the movement of inmate population

# Lansing Correctional Facility

## Financing

# Lansing Correctional Facility

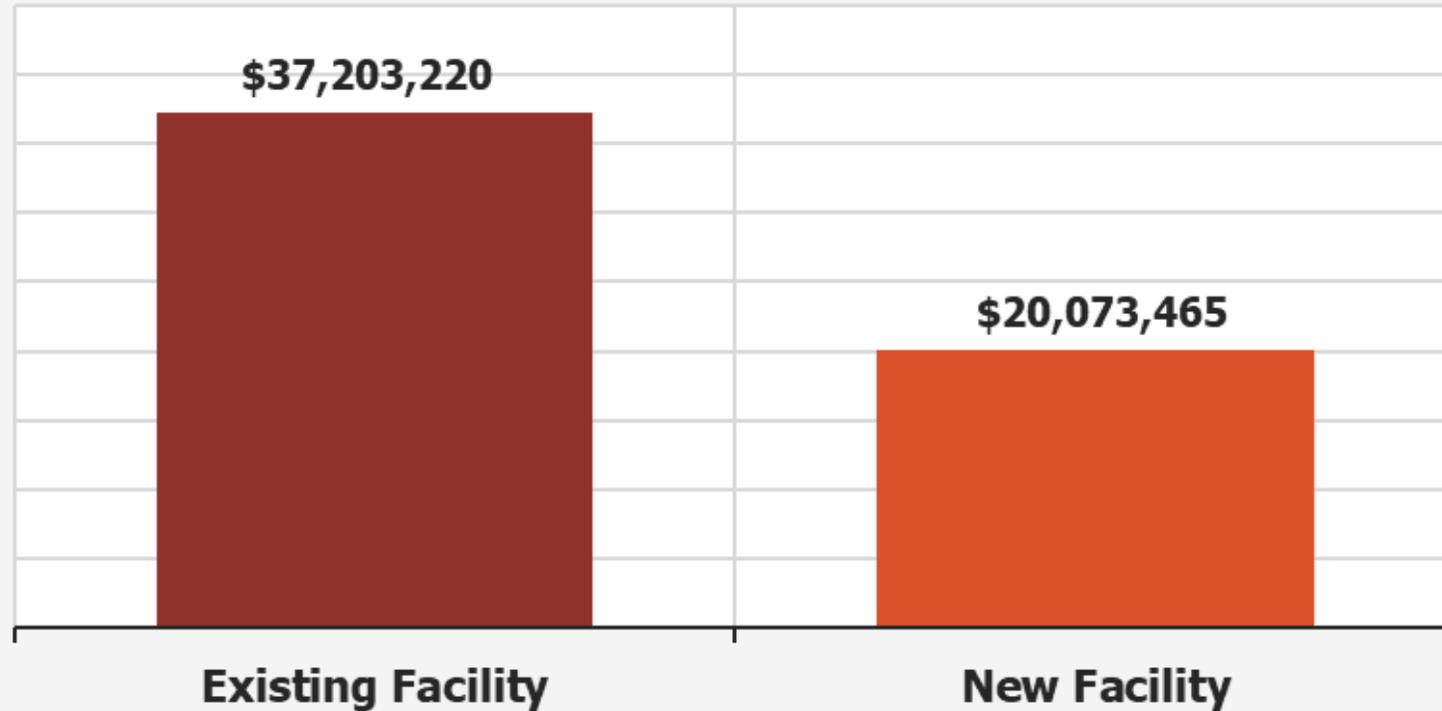
## Staffing Efficiencies

- One 24-hour, 7-day security post requires 5 FTE at a cost of \$260,000.
- Three existing compounds that currently provide duplicated services would be consolidated into two compounds.
  - The new facility would combine kitchens, dining rooms, clinics and program areas, reducing the number of posts to staff those areas.
- A modern design provides officers with better views of inmate movements and activities.
- Lansing operates 7 towers, requiring 37 FTE to staff. A modern facility would operate two armed mobile patrols with a perimeter-detection system, replacing the towers.

# Lansing Correctional Facility

## Cost Savings from Reduced Staffing

**Budget for Salaries**



# Lansing Correctional Facility

## Cost Proposals from Vendors

	Design-Build (Bond)	20 Year Lease-Purchase	Purchase Price End of Lease	Alternate 20 Year Lease-Purchase (512 Minimum Beds)
CoreCivic	No Bid	\$13,207,375	\$0	\$14,998,066
Geo Team	No Bid	\$17,615,593	\$200,354,000	\$20,409,791
Lansing Correctional Partners	No Bid	No Bid	No Bid	No Bid

# Lansing Correctional Facility

## Why no bonding bids?

- Limited number of construction firms with correctional construction experience and several jurisdictions with plans to construct.
- The Department was authorized to bond up to \$155M.
  - The project's initial estimate is almost a year old and economic growth in combination with natural disasters has led to a shortage of labor and materials.
  - As a result, potential bidders could not deliver the project within the authorized amount of \$155M.
- Most design-build companies prefer not to have to provide maintenance for 20 years.

# Lansing Correctional Facility

## Lease-Purchase

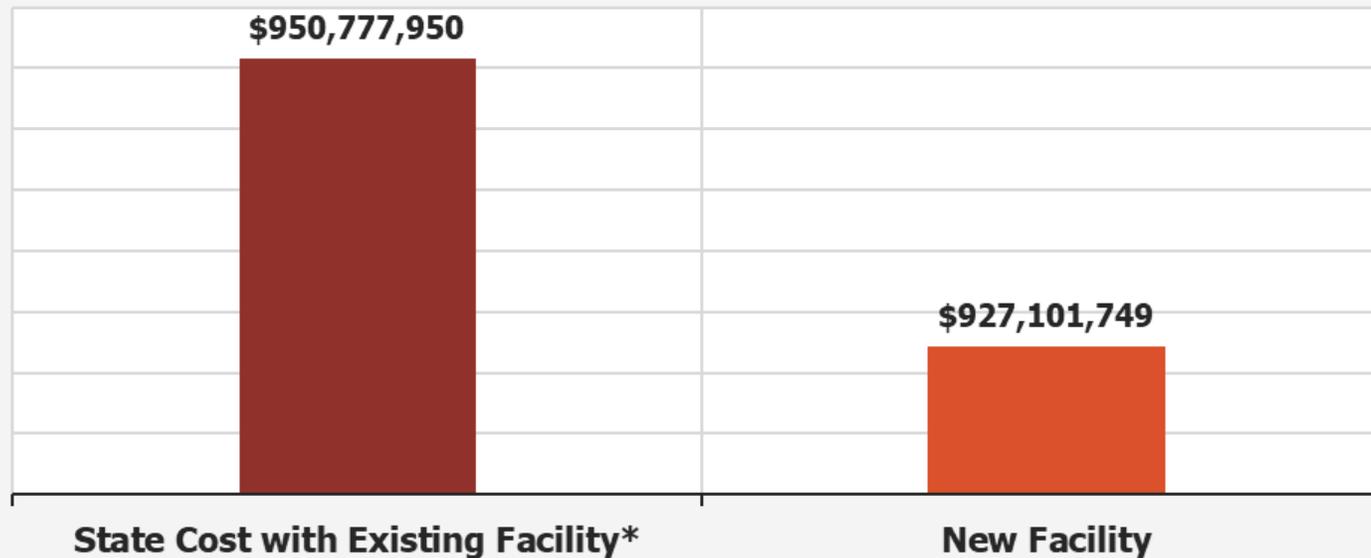
- 20-year lease term with no balloon payment
  - Facility reverts to the State after 20 years at no additional cost.
  - Base-year lease of \$14.9M with 1.94% escalator.
  - Full maintenance and capital expense contract.
- CoreCivic responsible for maintenance and maintaining a replacement schedule on all capital assets (includes life cycle replacements and emergency repairs and replacements).
- KCI provides and CoreCivic installs dayroom tables, dining room furniture, visitation furniture, and bunks in the minimum unit.

# Lansing Correctional Facility

## Total Cost | Base Project with 512-bed Minimum Unit

- With Existing Facility: Budget assumes 1.0% annual increase operational budget
- New Facility: \$14.99M base and alternate lease with 1.94% escalator

**Total Cost Over 20 Years**



\* Excludes \$1.5 million in base year and 1.0% annual escalation for capital improvement projects that would be incurred to maintain the existing facility.

# Lansing Correctional Facility

## Stable, Predictable Costs with Lease-Purchase Agreement

### Base Bid with 512-bed Alternate Lease-Purchase

\$14.9M Base, 1.94% Escalator

Year	Budget	Operations	Maintenance & Insurance	Lease	Total	+/-
1	\$43,179,880	\$25,653,180	\$2,828,407	\$12,169,659	\$40,651,246	\$2,528,634
2	\$43,611,679	\$25,909,712	\$2,883,278	\$12,405,750	\$41,198,740	\$2,412,939
3	\$44,047,796	\$26,168,809	\$2,939,214	\$12,646,422	\$41,754,445	\$2,293,351
4	\$44,488,274	\$26,430,497	\$2,996,234	\$12,891,763	\$42,318,494	\$2,169,780
5	\$44,933,156	\$26,694,802	\$3,054,361	\$13,141,863	\$42,891,026	\$2,042,130
6	\$45,382,488	\$26,961,750	\$3,113,616	\$13,396,815	\$43,472,181	\$1,910,307
7	\$45,836,313	\$27,231,367	\$3,174,020	\$13,656,713	\$44,062,101	\$1,774,212
8	\$46,294,676	\$27,503,681	\$3,235,596	\$13,921,653	\$44,660,931	\$1,633,745
9	\$46,757,623	\$27,778,718	\$3,298,367	\$14,191,733	\$45,268,818	\$1,488,805
10	\$47,225,199	\$28,056,505	\$3,362,355	\$14,467,053	\$45,885,913	\$1,339,286
11	\$47,697,451	\$28,337,070	\$3,427,585	\$14,747,714	\$46,512,369	\$1,185,082
12	\$48,174,425	\$28,620,441	\$3,494,080	\$15,033,819	\$47,148,340	\$1,026,085
13	\$48,656,170	\$28,906,645	\$3,561,865	\$15,325,476	\$47,793,986	\$862,184
14	\$49,142,731	\$29,195,712	\$3,630,965	\$15,622,790	\$48,449,467	\$693,265
15	\$49,634,159	\$29,487,669	\$3,701,406	\$15,925,872	\$49,114,947	\$519,212
16	\$50,130,500	\$29,782,546	\$3,773,213	\$16,234,834	\$49,790,593	\$339,908
17	\$50,631,805	\$30,080,371	\$3,846,414	\$16,549,790	\$50,476,574	\$155,231
18	\$51,138,123	\$30,381,175	\$3,921,034	\$16,870,856	\$51,173,064	\$(34,941)
19	\$51,649,504	\$30,684,987	\$3,997,102	\$17,198,150	\$51,880,239	\$(230,734)
20	\$52,166,000	\$30,991,836	\$4,074,646	\$17,531,794	\$52,598,276	\$(432,277)
<b>Total</b>	<b>\$950,777,950</b>	<b>\$564,857,473</b>	<b>\$68,313,758</b>	<b>\$293,930,518</b>	<b>\$927,101,749</b>	<b>\$23,676,202</b>

# Lansing Correctional Facility

## The Proposed Project

# Lansing Correctional Facility

## Overview

The proposed project would:

- Be designed and constructed within 24 months
- Be built by Kansas companies from across the state
- Encompass a cost-neutral solution with staff and building efficiency as the primary drivers

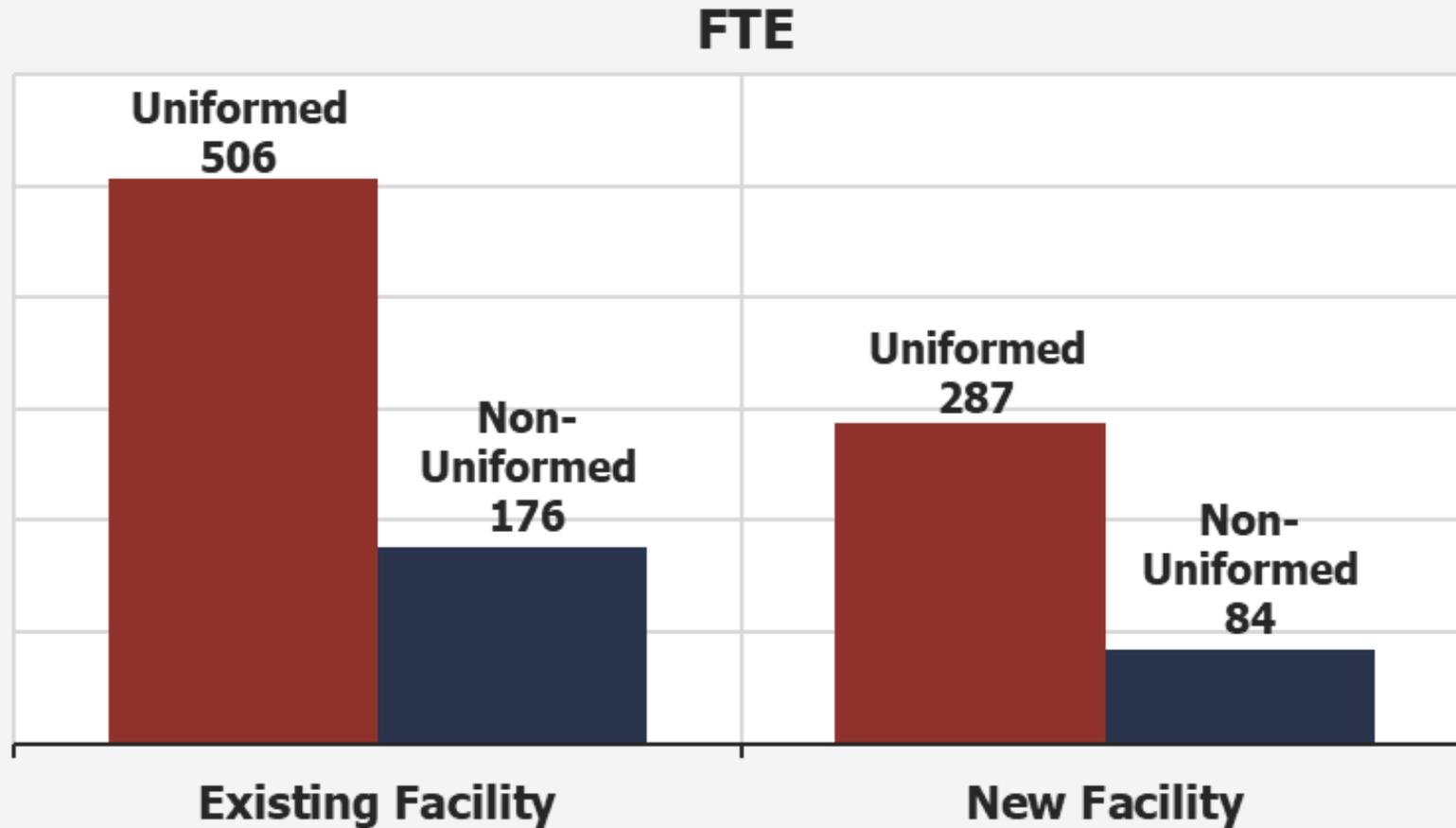
# Lansing Correctional Facility

**Kansas companies and labor will design, construct and maintain the facility**

Architectural:	DLR Group   Overland Park
Associate Architect:	TreanorHL   Topeka
General Contractor:	JE Dunn   Kansas City
Pre-cast Cells:	Oldcastle Precast   Topeka
Mechanical Contractor:	Midwest Mechanical   Overland Park
Plumbing Contractor:	Midwest Mechanical   Overland Park
Electrical Contractor:	Faith Technologies   Lenexa
Pre-cast Roof Slab:	Stress Cast   Assaria
Exterior Pre-cast Wall Panels:	Enterprise Precast   Overland Park

# Lansing Correctional Facility

## Cost Savings from Reduced Staffing



# Lansing Correctional Facility

## Staffing Levels | Existing vs. Proposed

### Staffing Adjustments

Location	Existing	Proposed
Administration	22	13
Classification	53	35
Maintenance	42	4
Security	506	287
Support	59	32
<b>Total</b>	<b>682</b>	<b>371</b>

# Lansing Correctional Facility

## Staffing Levels | Existing vs. Proposed

<b>Security Support Adjustments</b>			
<b>Location</b>	<b>Existing</b>	<b>Proposed</b>	<b>Remarks</b>
Towers	37.4	10.2	Replaced by 2 perimeter patrols
Perimeter Entry Locations	34.2	18.7	Reduce from 4 locations to 2
Special Security Team and Transport	45.9	36	Reduce from 3 compounds to 2
Duplicated Areas (security administration, food service, visiting, compound control, medical, work details, program areas, yard)	132.5	52.7	Reduce from 3 compounds to 2
Specialty Posts	18	14.8	
<b>Total</b>	<b>268</b>	<b>132.4</b>	<b>135.6 reduction</b>

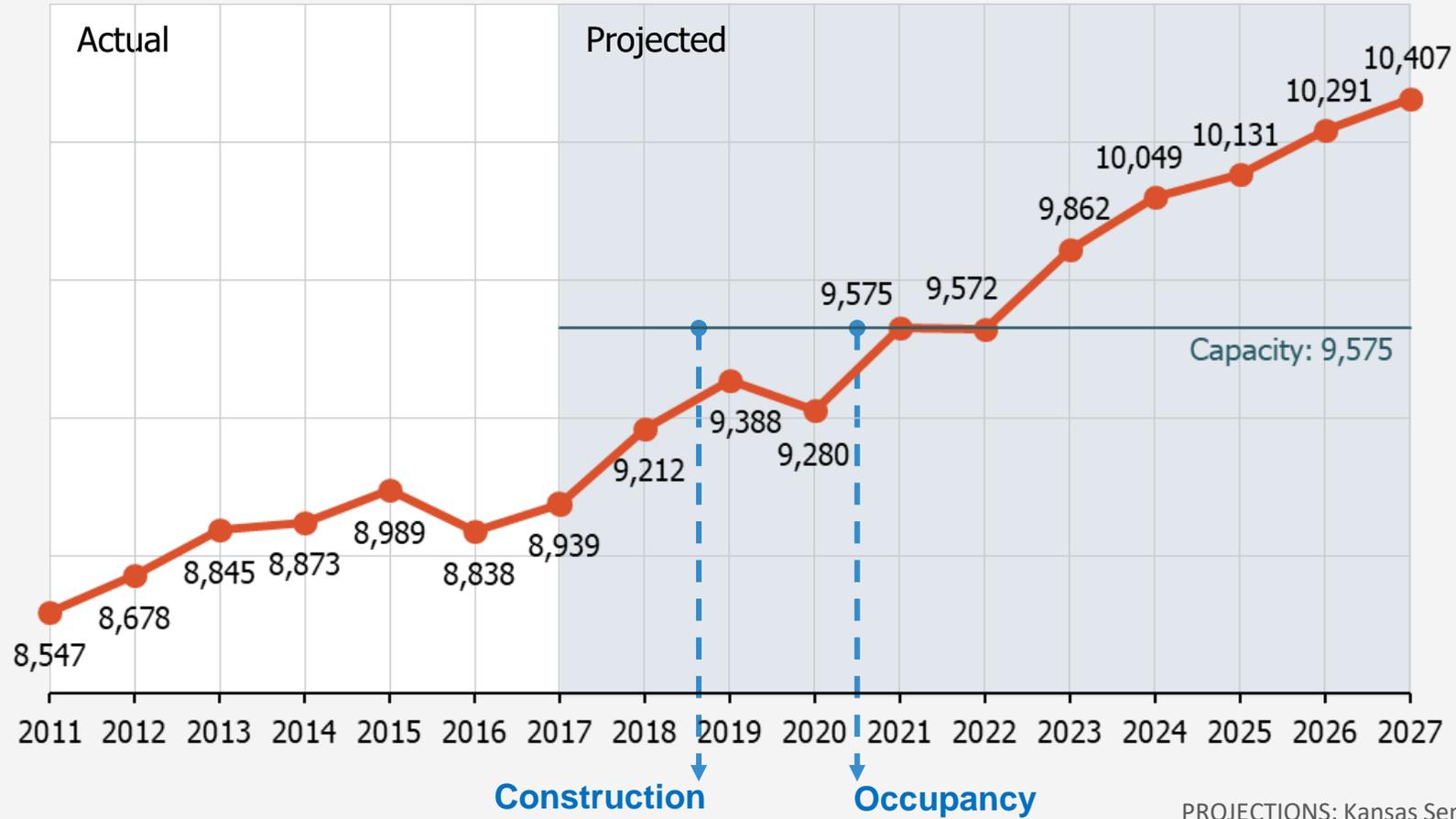
# **Lansing Correctional Facility**

**Inmate Population Management During Construction**

# Male Adult Inmate Population

## Actual and Projected

FY 2011 to FY 2027



PROJECTIONS: Kansas Sentencing Commission

# Lansing Correctional Facility

## Consequences of Delay

# Lansing Correctional Facility

## Impact of Delaying Project

- As infrastructure at Lansing continues to deteriorate, the facility will consume an increasing portion of the Capital Improvements Budget.
- Lansing will continue to struggle maintaining higher staffing levels.
- Staff will have to continue to work in poor conditions.
- Inmates will continue to live in deteriorating housing conditions and have limited space for recidivism-reduction programs.

# Lansing Correctional Facility

## A small window to be budget neutral

- The cost of construction materials has risen since the initial RFP because of increased economic activity, hurricanes and wildfires.
- Re-starting the bid process would push construction back for months, in which time, project costs would rise 6% to 7%, resulting in the project no longer remaining budget neutral.
- The KDOC would no longer be able to house displaced inmates internally.
- Meanwhile, Lansing would still consume a large portion of the Department's Capital Improvements Budget.

# Lansing Correctional Facility

## Questions