



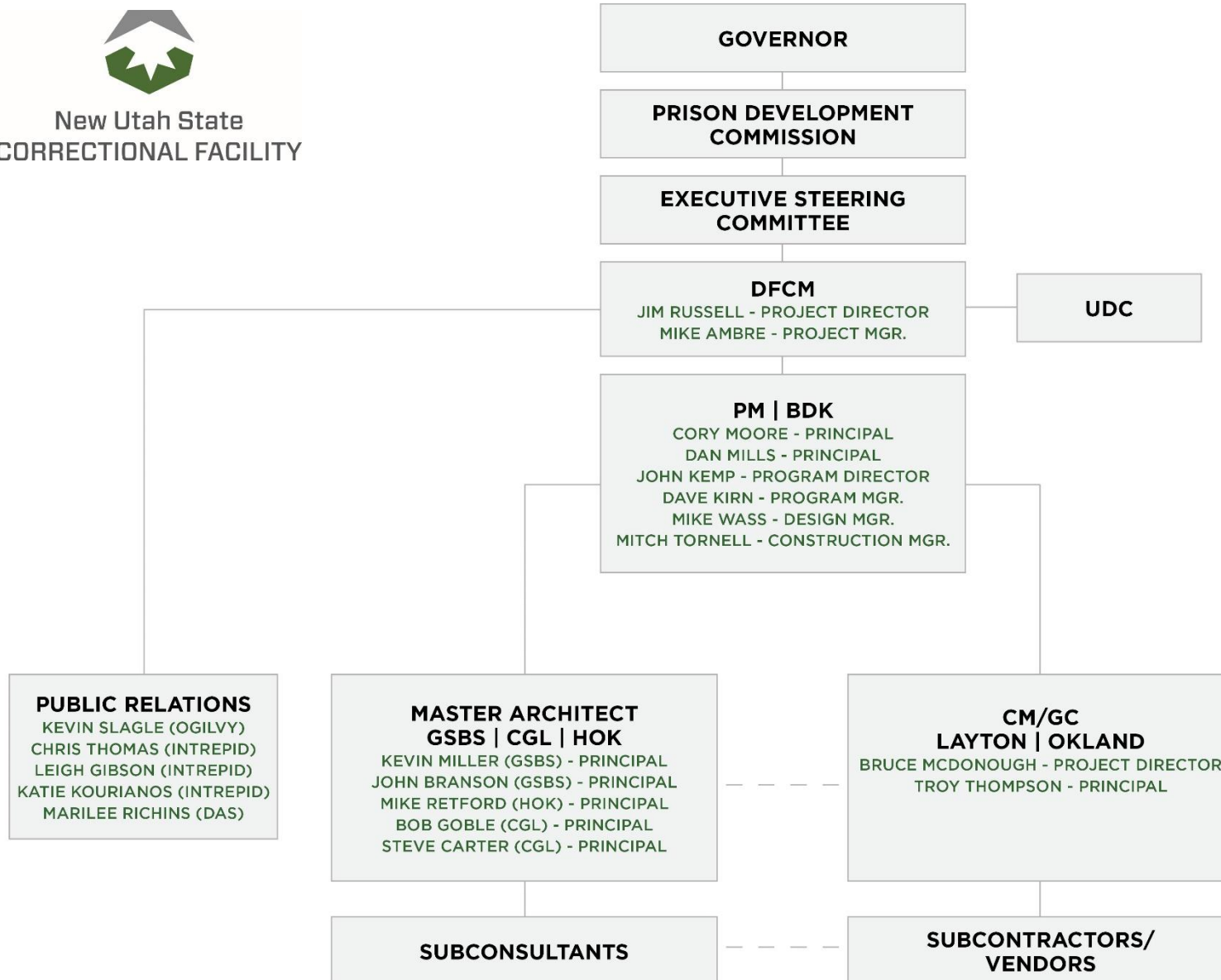
NEW UTAH STATE CORRECTIONAL FACILITY

PDC MEETING – 9.19.16



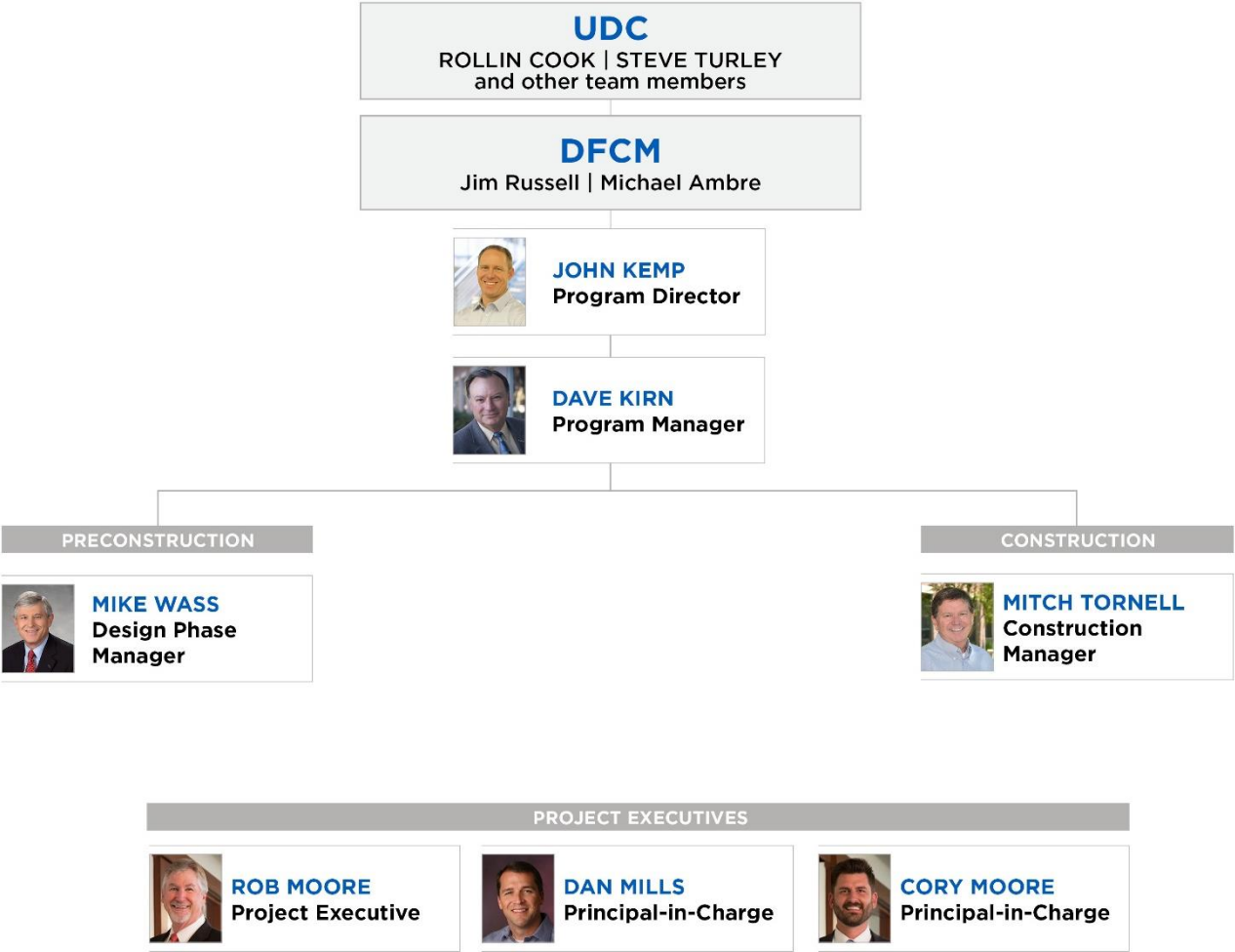
New Utah State
CORRECTIONAL FACILITY

TEAM INTRODUCTION



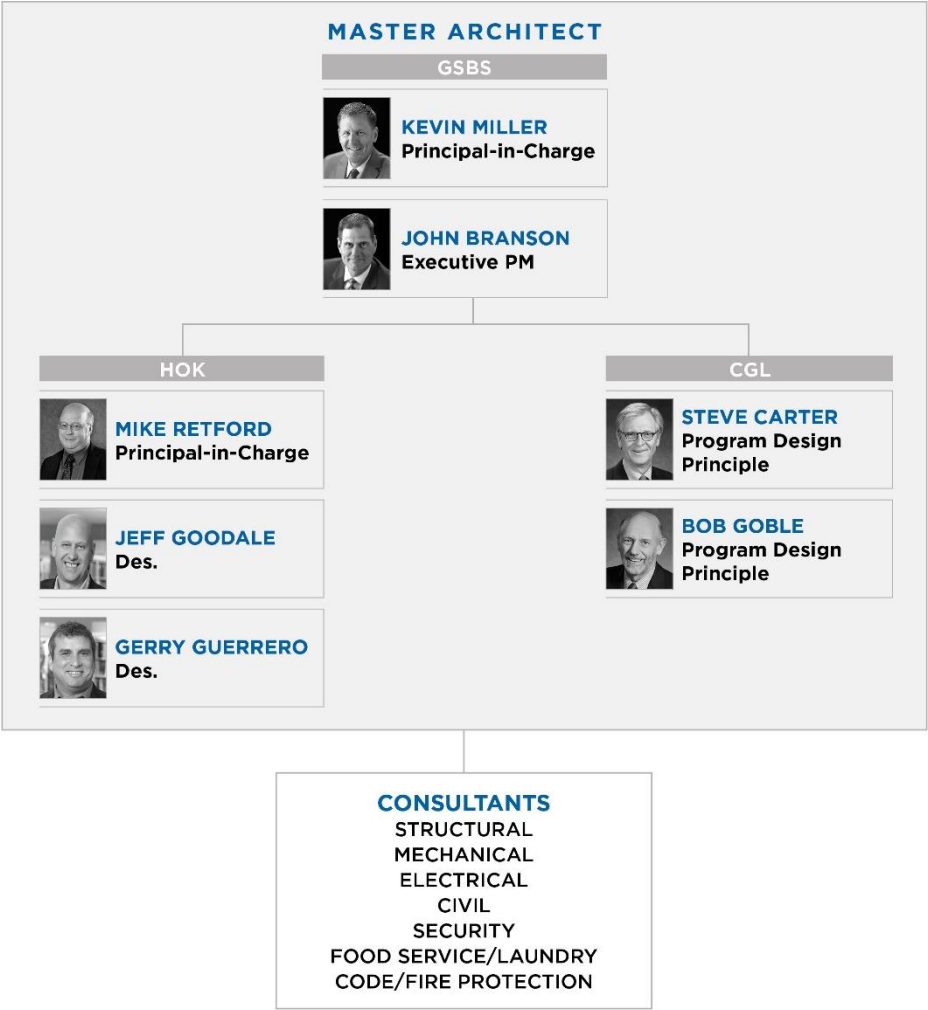
ROLES AND RESPONSIBILITIES

PROGRAM MANAGER



ROLES AND RESPONSIBILITIES

DESIGN TEAM



ROLES AND RESPONSIBILITIES

CM/GC

Layton Okland



PROJECT EXECUTIVES



BRYAN WEBB
Project Executive



JEFF BEECHER
Project Executive



TROY THOMPSON
Project Executive

ROLES AND RESPONSIBILITIES

PUBLIC RELATIONS TEAM

PUBLIC RELATIONS



KEVIN SLAGLE
Sr. Vice President



CHRIS THOMAS
President



LEIGH GIBSON
Media Relations
Manager

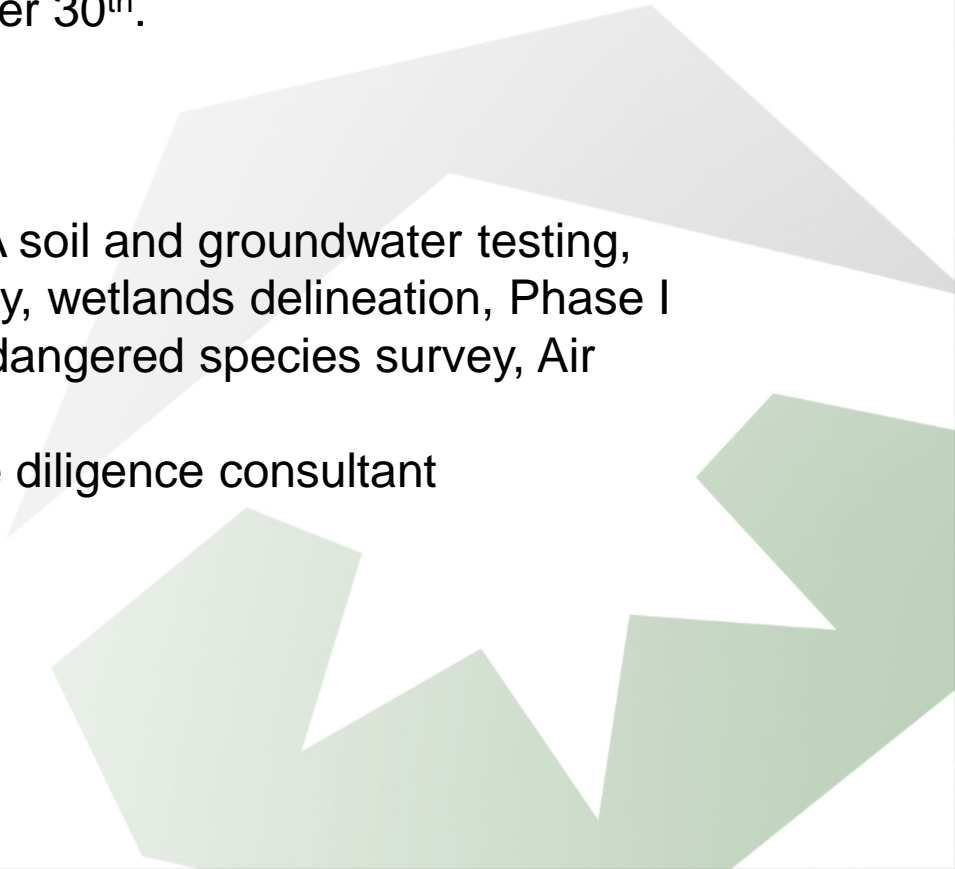


KATIE KOURIANOS
Director of Public
Involvement



MARILEE RICHINS
Interim Deputy
Director

LAND AQUISITION

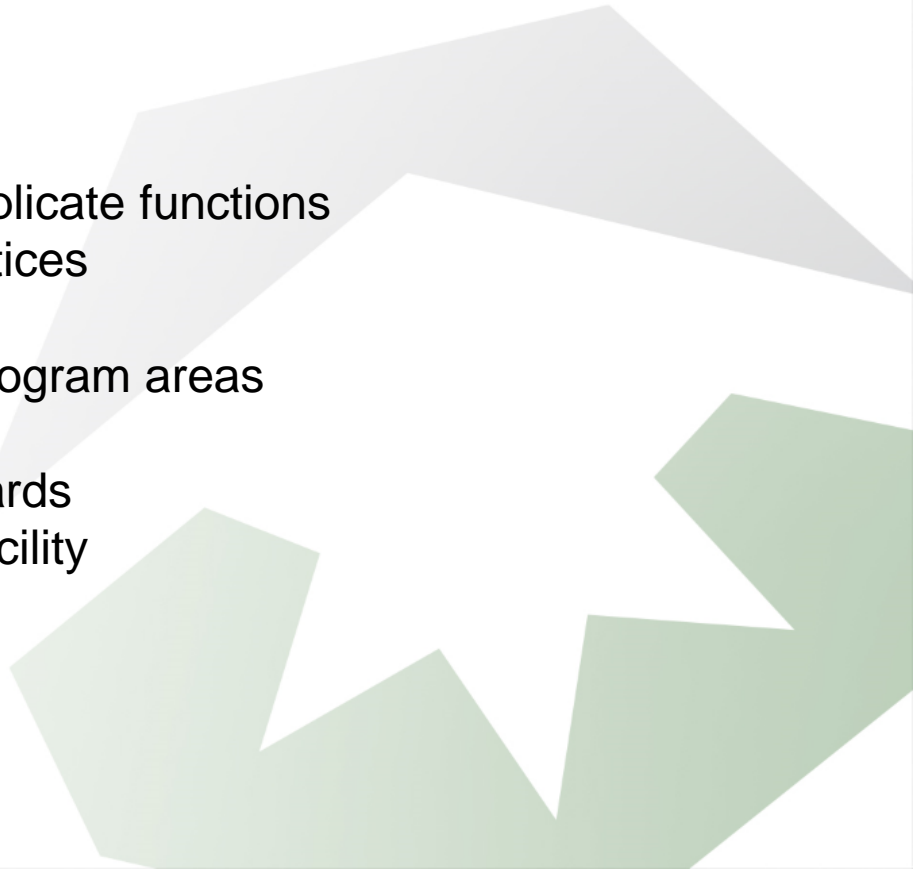
- Amendments for Epperson/Morehouse are being negotiated. We are anticipating final signatures by September 30th.
 - Target closing date October 28th 2016
 - Right of Way
 - Due Diligence Completed
 - Testing: Phase I ESA, Phase II ESA soil and groundwater testing, Class 3 cultural and historical survey, wetlands delineation, Phase I geotechnical, Biological survey, Endangered species survey, Air monitoring, Reviewed CCR's
 - Reviewed all findings with CBC due diligence consultant
- 



New Utah State
CORRECTIONAL FACILITY

DESIGN AND PROGRAMMING

GUIDING PRINCIPLES

- Importance of people
 - Maximize constructive staff-offender contact and communications
 - Bring services to offenders
 - Specify separations of offender groups
 - Create a normalized environment
 - Incorporate complimentary rather than duplicate functions
 - Incorporate leading/best correctional practices
 - Keep an open mind
 - Permit multiple/shared use of the same program areas
 - Provide a single access point
 - Incorporate operational and design standards
 - Consider maximum capacity of a single facility
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BASIC UTAH STATE REPLACEMENT PRISON ORGANIZATION

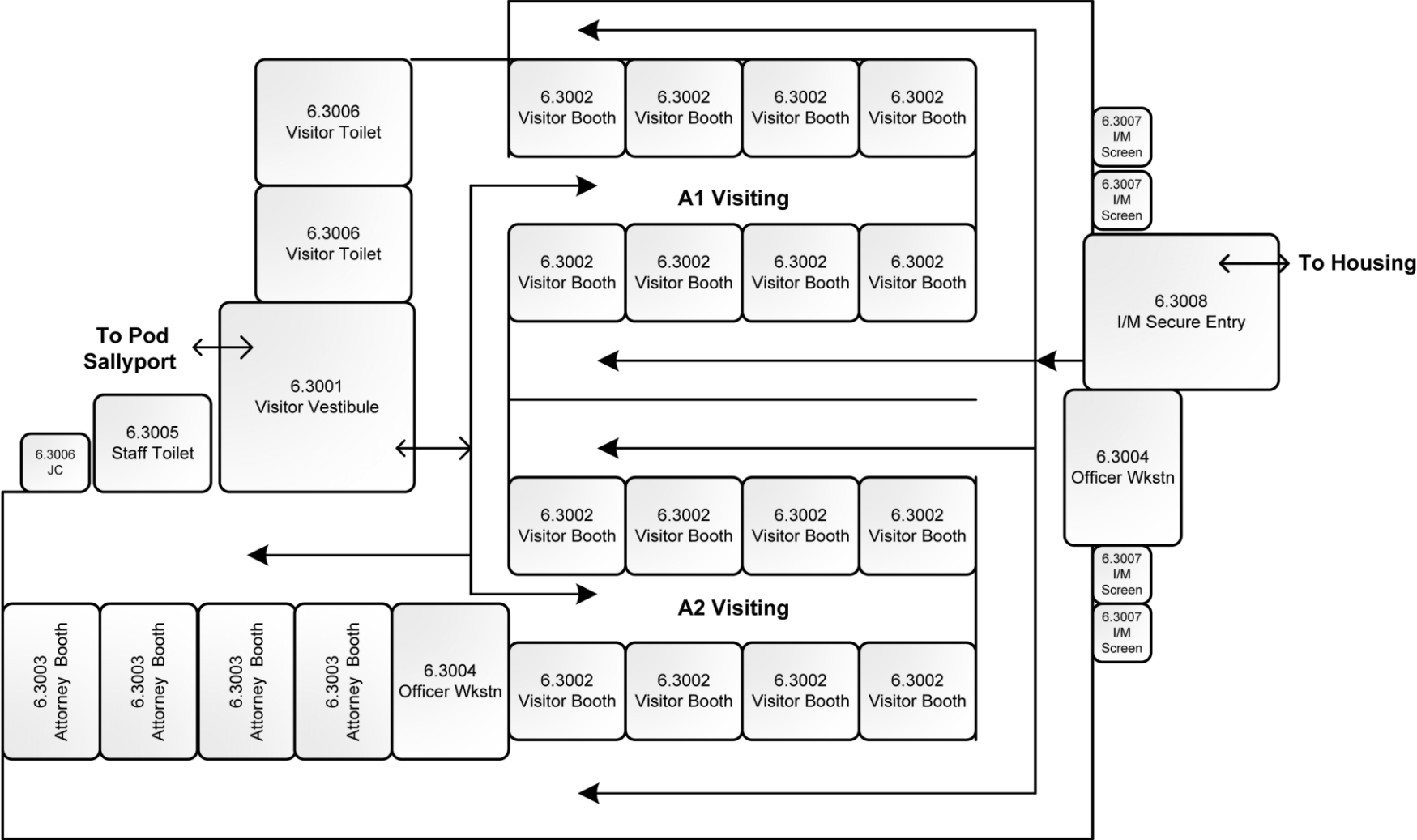
Pod Designation	# of Beds	# of Management Units	# of Housing Sections
Women's Multi-Custody	580	2	15.0
Restrictive Housing/R&O	96		3.0
Medium/Close	64	1	1.0
MH Outpatient	64		2.0
General Minimum	192		3.0
SATP	128	1	4.0
Inside Workers	32		1.0
Mothers & Babies	4		1.0
Reentry	192	1	6.0
Special Management	490	2	12.0
Death Row	10		1.0
Restrictive Housing	128	1	4.0
STG	96		3.0
Maximum Housing	256	1	4.0
General Custody	2,176	5	41.0
Medium/Close	480	1	8.0
Long Term Programable	96	1	3.0
SOTP	192	1	3.0
SATP	256	1	4.0
MH Outpatient	192		6.0
Inside Workers	320		5.0
General Minimum	640	1	12.0
Mental Health, R&O, and Geriatric	576	3	14.0
In Transit	32		1.0
R&O	256	1	4.0
Mental Health (M &F)	96	1	3.0
Geriatric & Attendants	192	1	6.0
TOTALS	4,014	13	88.0

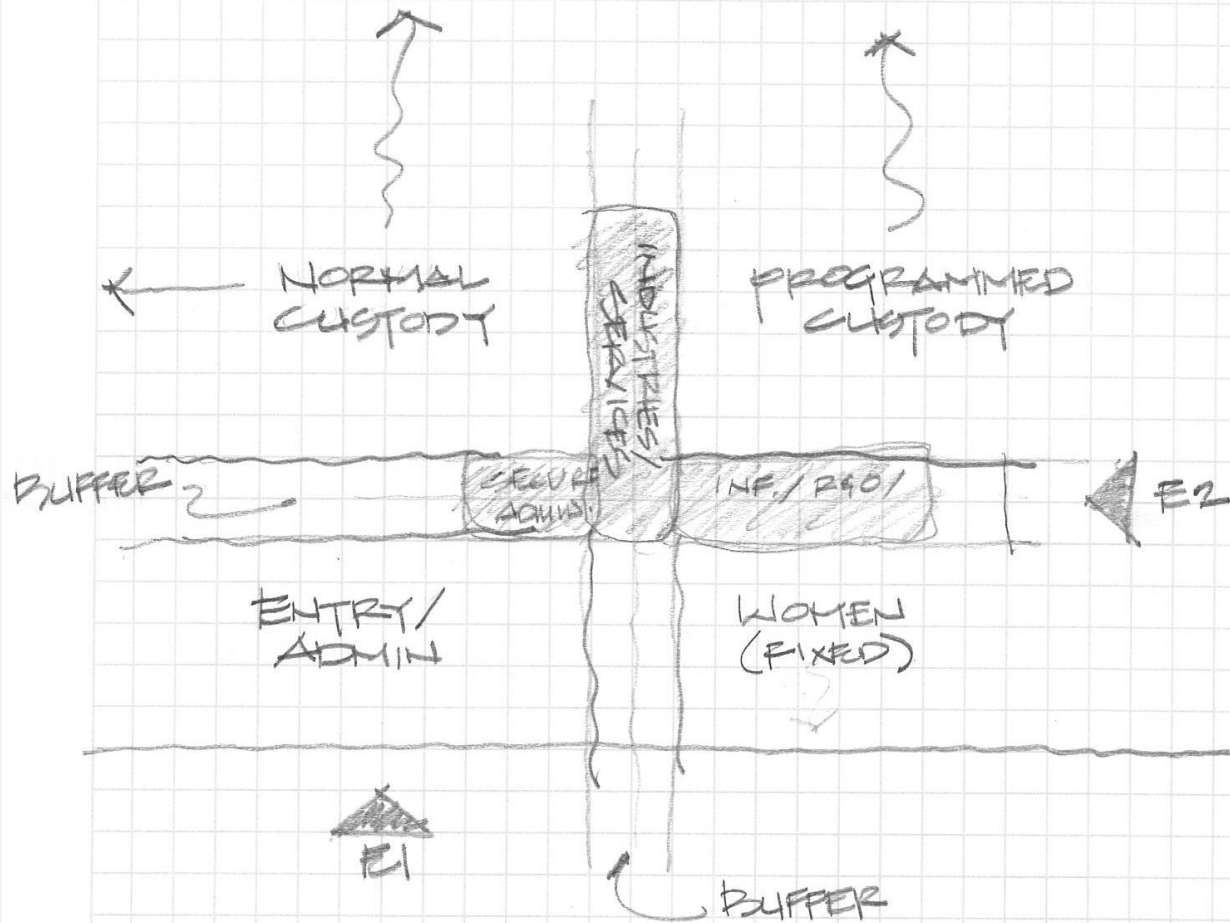
BASIS FOR SQUARE FOOTAGE ESTIMATION

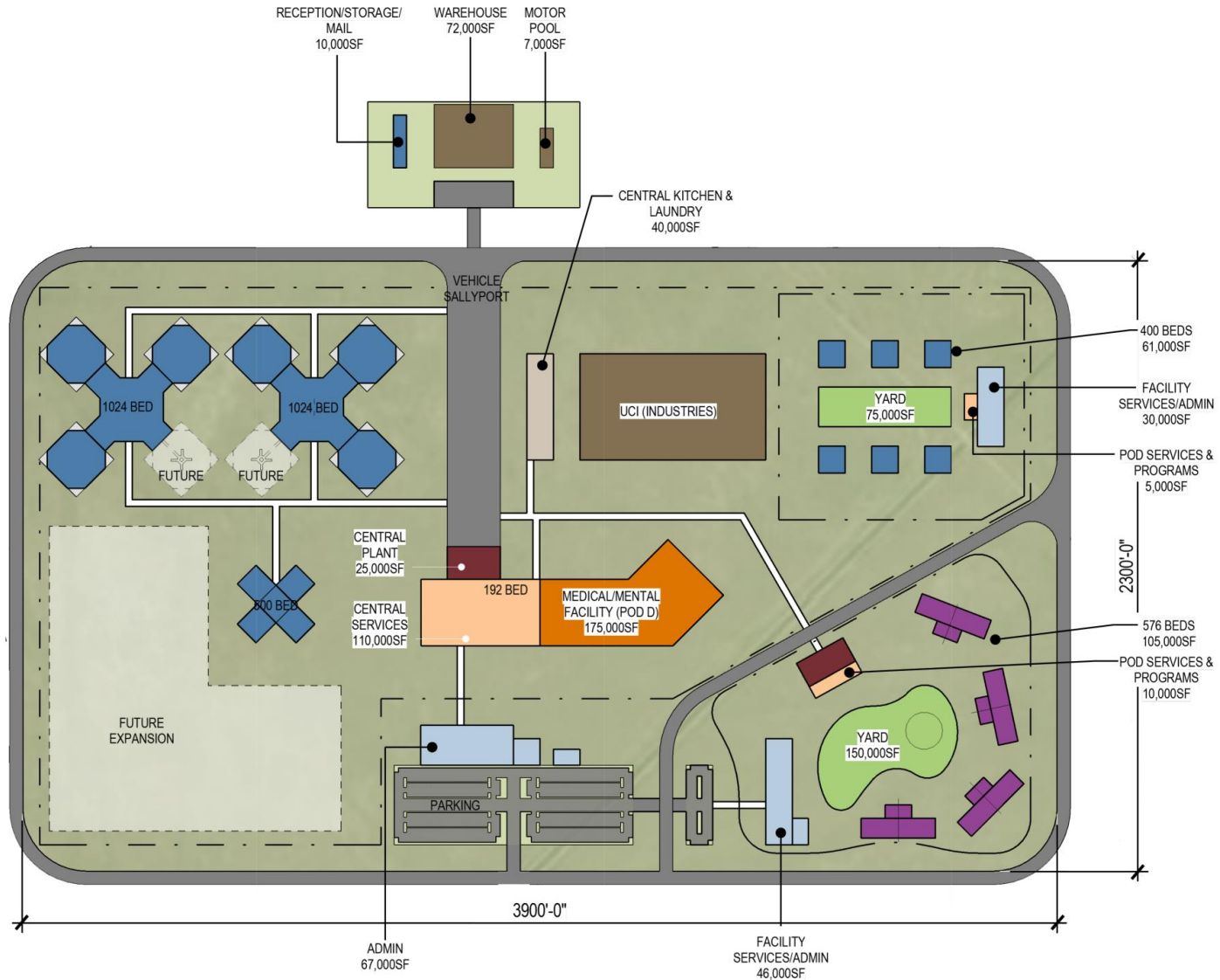
Facility Component	Space Influencing Factor	Unit/ Measure	SF/Unit	Total DGsf	Proposed BGDF Factors	Total BGsf	Const. Type
Front-Facing Functions							
Complex Administration	Number of staff	100	275.00	27,500	1.05	28,875	1
Public Lobby & Visitor Waiting	Visitors waiting	100	50.00	5,000	1.05	5,250	1
UCI Administration	Number of staff	10	225.00	2,250	1.05	2,363	1
UCI Showroom	Number of display areas	75	75.00	5,625	1.05	5,906	1
Board of Pardons	Spectator seating	50	50.00	2,500	1.05	2,625	2
Training	Training participants	100	35.00	3,500	1.05	3,675	1
Staff Services	Total staff	1,000	20.00	20,000	1.05	21,000	2
Credit Union	Total staff	3	125.00	375	1.05	394	1
Armory	Weapons/equipment racks	10	60.00	600	1.05	630	5
Volunteer Support	Number of volunteers	1,500	0.50	750	1.05	788	1
IT Center	Number of staff	4	250.00	1,000	1.05	1,050	2
Inmate Property Retrieval	Number of peak day releases (Tuesdays)	60	5.00	300	1.05	315	2
Canine Kennels	Number of dogs	12	250.00	3,000	1.05	3,150	1

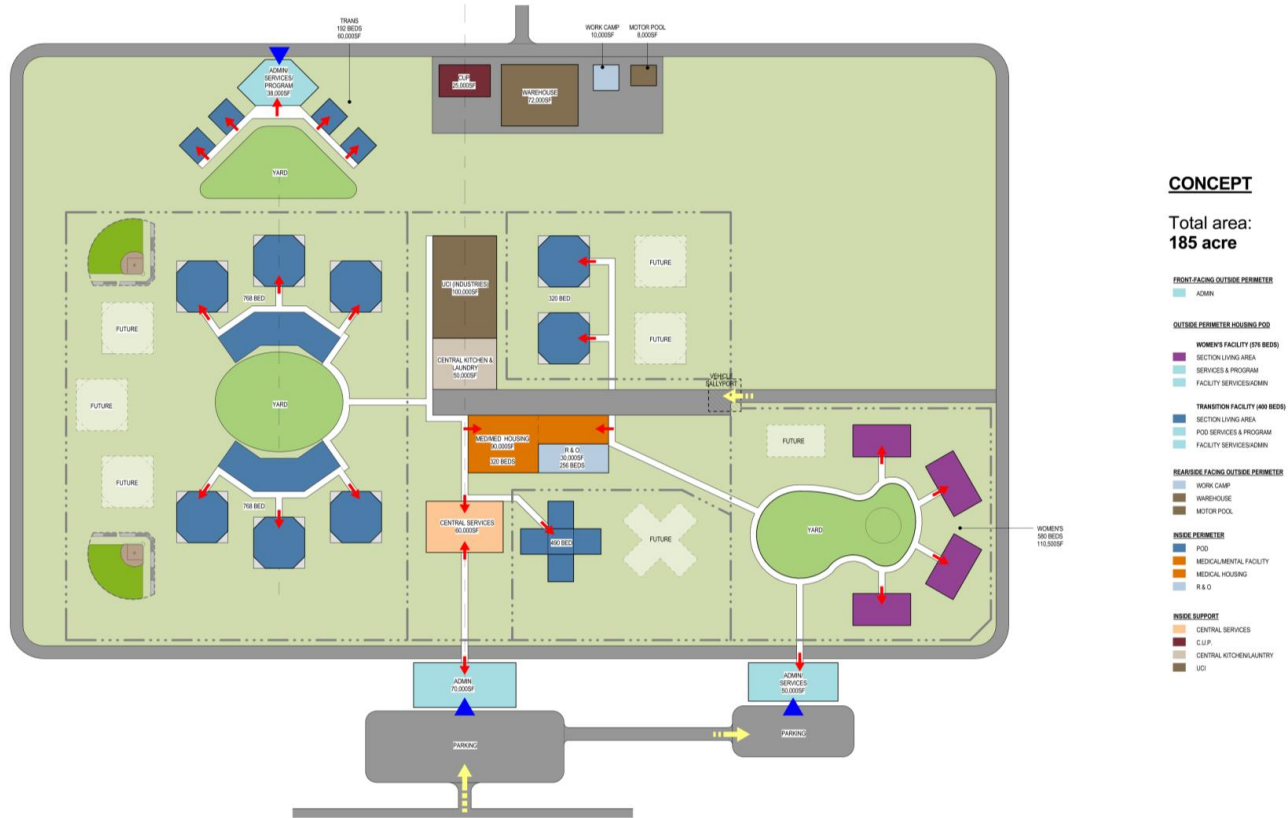
7.0000 Pod B: General Custody Housing Pod - 2,144 Beds in 5 Management Units, 38 Sections						
7.6100 - 7.6500 - 5 Housing Units						
Space #	Component	Units or Persons	# of Spaces	Space Standard	Square Feet	Comments
7.6600	Unit B2 - Mental Health Outpatient 2 Sections x 32 Single Cells - 64 Beds - 1 Section Transitional					
7.6601	Security Vestibule	1	1	80	80	interlocked, control by housing officer PDA or Pod central control
7.6602	Open Officer Station	1	1	48	48	counter with PC, intercom, storage cabinets under, chair
7.6603	Single Cell	1	31	80	2,480	combo toilets, writing surface w/stool, personal storage bin under bed, wall mounted clothes hooks, windows direct to outdoors and sky
7.6604	Single Cell ADA	1	1	85	85	ADA compliant, on lower level, combo toilets, writing surface w/stool, personal storage bin under bed, wall mounted clothes hooks, windows direct to outdoors and sky
7.6605	Showers	1	2	35	70	single showers with drying spaces in front, adjacent to dayroom
7.6606	Showers - ADA	1	1	45	45	single ADA accessible shower with drying space in front, adjacent to dayroom
7.6607	Dayroom	32	1	35	1,120	8 fixed round tables w/4 seats attached, water fountain, kiosk for checking schedules, select data access and commissary orders
7.6608	OMR - Multi-purpose Room	20	1	20	400	movable tables and chairs for 20, wall and door glazing to dayroom
7.6609	Staff Toilet	1	1	50	50	locked, toilet, lavatory
7.6610	Video Visitation Alcove	1	2	16	32	Extension of dayroom
7.6611	Beverage and Food Cart Station	1	1	35	35	counter along wall near security vestibule, Sink, food cart outlet
7.6612	Interview Room	1	1	80	80	room for interviews, counseling and multiple use, 2 chairs and table
7.6613	Storage Closet	1	1	65	65	Locked w/shelving at 40 NSF dayroom access, 25 NSF aggregated from each section for Unit central storage of extra mattresses, clothing, bedding, etc.
7.6614	Mechanical & Electrical Room	1	1	75	75	Lockable Space
7.6615	IT Systems UDC	1	1	50	50	Lockable space; air conditioned
7.6616	IT Systems DTS	1	1	25	25	Lockable space; air conditioned
Subtotal NSF					4,740	
DGSF Factor				55%	2,607	
Subtotal DGSF					7,347	
Number of Housing Sections				2	14,694	

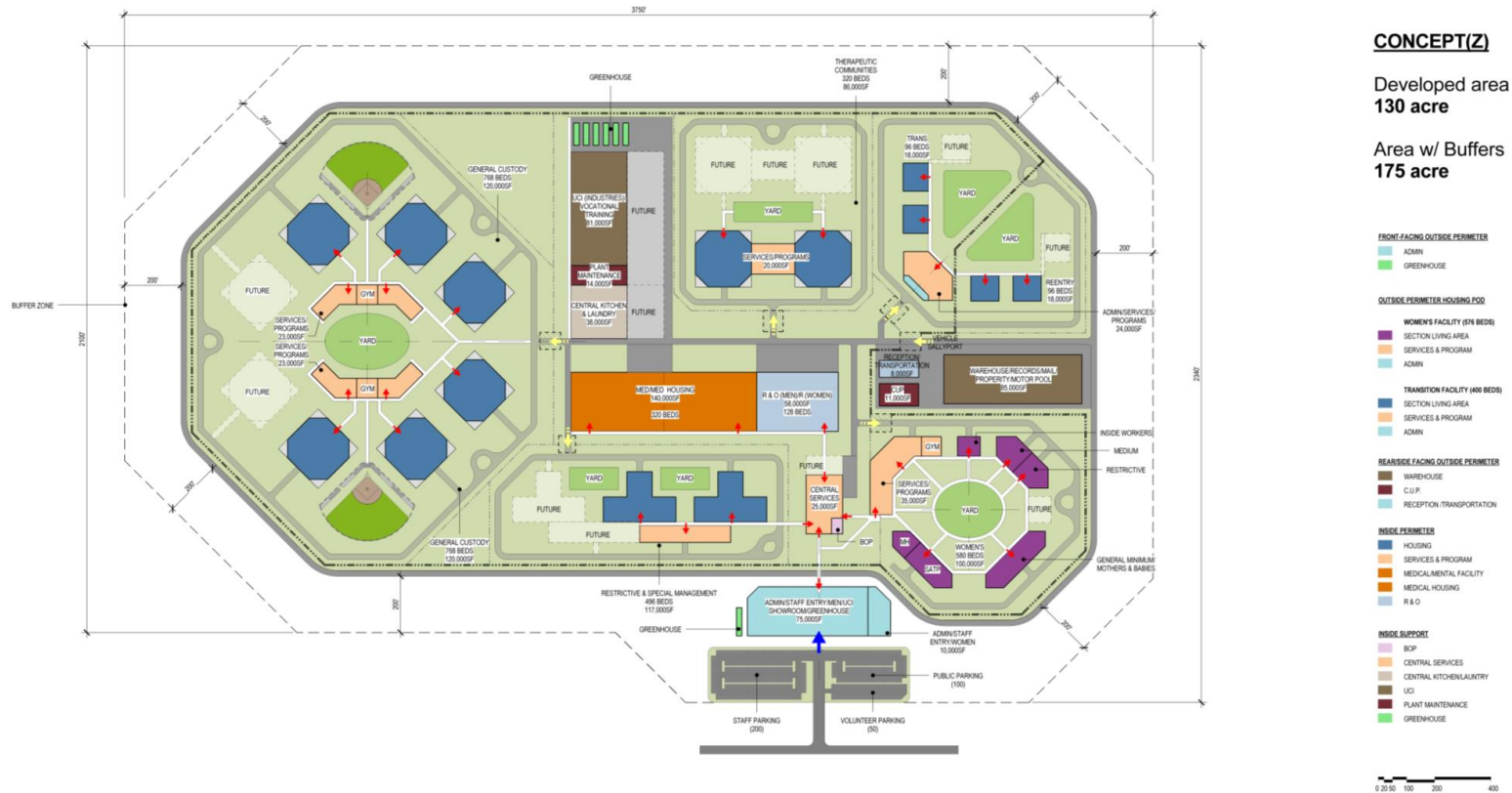
6.3000 Pod Centralized Visitation

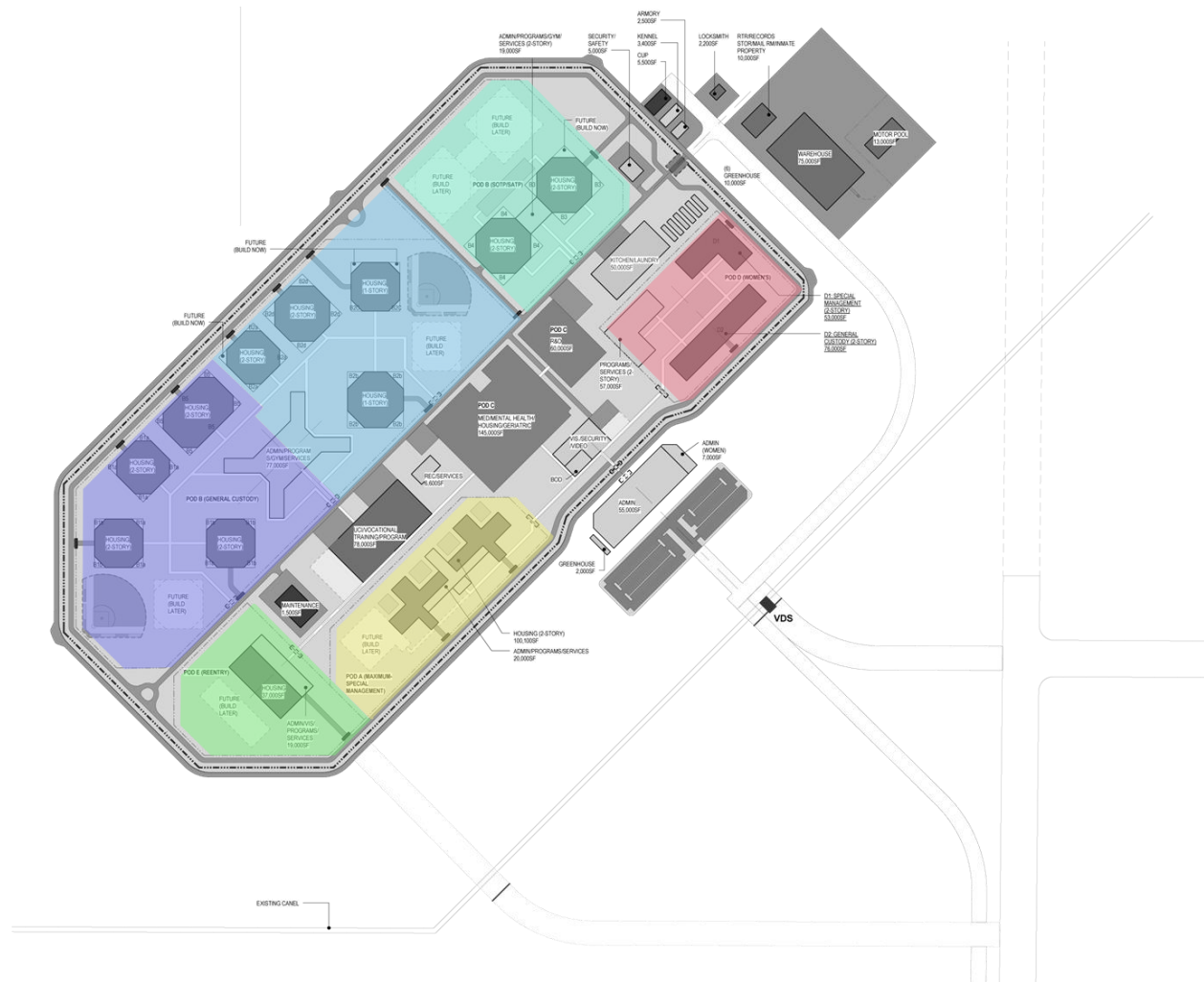




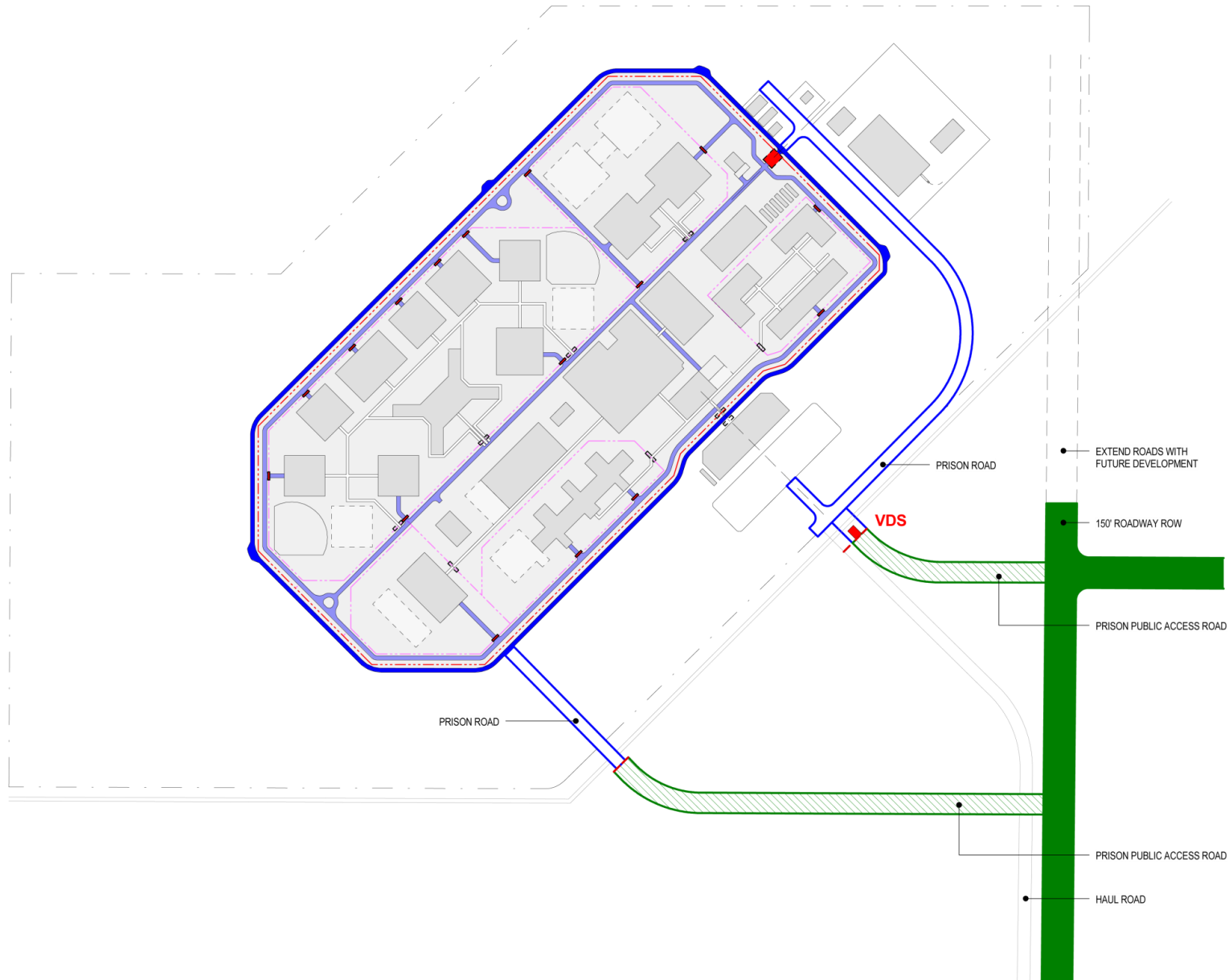












GENERAL CUSTODY:

GC - UNIT B1a:	6 SECTIONS -	(32) DOUBLE BUNKED CELLS	= 384 BEDS
GC - UNIT B1b:	6 SECTIONS -	(8) 8-BED CELLS	= 384 BEDS
GC - UNIT B5:	6 SECTIONS -	(8) 8-BED CELLS	= 384 BEDS
GC (LTP) - UNIT B2a:	3 SECTIONS -	(16) DOUBLE BUNKED CELLS	= 96 BEDS
GC (MHO) - UNIT B2b:	4 SECTIONS -	(32) SINGLE CUBICLES	= 128 BEDS
GC (LHO) - UNIT B2c:	2 SECTIONS -	(32) SINGLE CELLS	= 64 BEDS
GC (IW) - UNIT B2d:	4 SECTIONS -	(64) SINGLE CUBICLES	= 256 BEDS

THC:

SOTP - UNIT B3	3 SECTIONS -	(64) SINGLE CUBICLES	= 192 BEDS
SATP - UNIT B4	4 SECTIONS -	(64) SINGLE CUBICLES	= 256 BEDS

GC - UNIT B5: 6 SECTIONS - (8) 8-BED CELLS = 384 BEDS

THO:

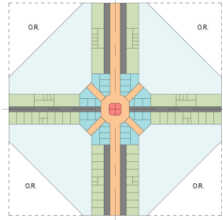
SATP - UNIT B4 4 SECTIONS - (64) SINGLE CUBICLES = 256 BEDS

THC:

SOTP - UNIT B3	3 SECTIONS - (64) SINGLE CUBICLES	= 192 BEDS
SATP - UNIT B4	4 SECTIONS - (64) SINGLE CUBICLES	= 256 BEDS

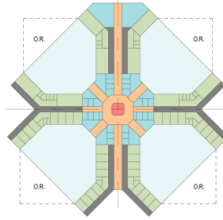
DATE - UNIT 24 - SOLUTIONS - (24) SINGLE SUBQUESTIONS - 200 MARKS





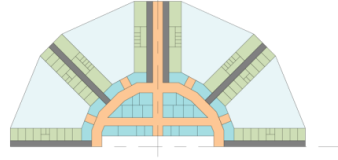
OPT 01a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 52,000 SF (19,000+33,000)
 TOTAL SF (W/O MEZZ): 33,000SF
 DAYROOM: (4) 4,500 SF
 CORE: 4,200 SF
PROS

CONS



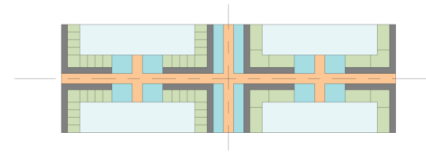
OPT 02a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 50,000 SF (20,000+30,000)
 TOTAL SF (W/O MEZZ): 30,000SF
 DAYROOM: (4) 3,500 SF
 CORE: 4,100 SF
PROS

CONS



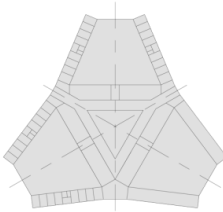
OPT 03a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 52,000 SF (22,000+30,000)
 TOTAL SF (W/O MEZZ): 30,000SF
 DAYROOM: (4) 3,200 SF
 CORE: 7,400 SF
PROS

CONS



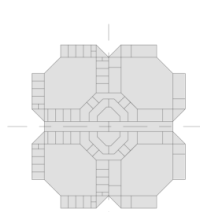
OPT 04a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 52,000 SF (18,000+34,000)
 TOTAL SF (W/O MEZZ): 34,000SF
 DAYROOM: (4) 3,200 SF
 CORE: 7,000 SF
PROS

CONS



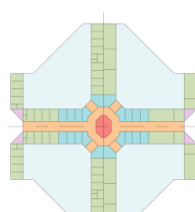
OPT 05a
 (192 BEDS)
 TOTAL SF (W/ MEZZ): 42,000 SF
 TOTAL SF (W/O MEZZ): 26,000SF
 DAYROOM: (3) 4,000 SF
 CORE: 7,500 SF
PROS

CONS



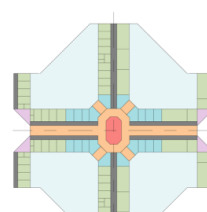
OPT 06a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 35,000 SF
 TOTAL SF (W/O MEZZ): 20,000SF
 DAYROOM: (4) 2,300 SF
 CORE: 3,200 SF
PROS

CONS



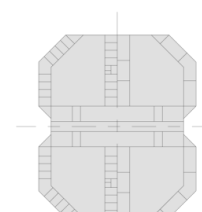
OPT 07a.1
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 43,000 SF
 TOTAL SF (W/O MEZZ): 27,000SF
 DAYROOM: (4) 3,800 SF
 CORE: 3,800 SF
PROS

CONS



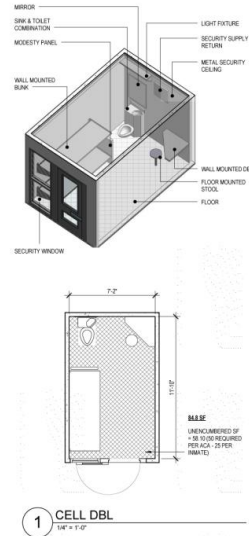
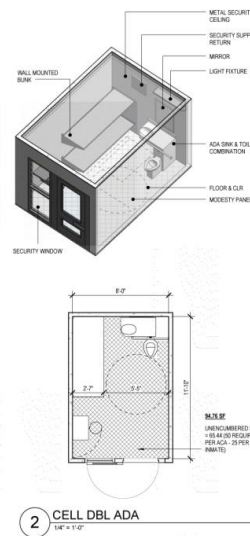
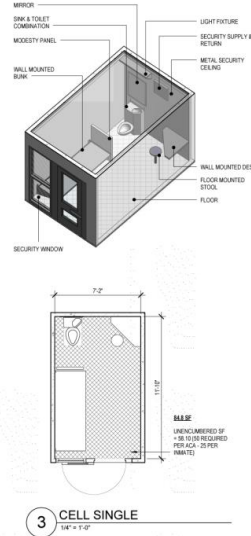
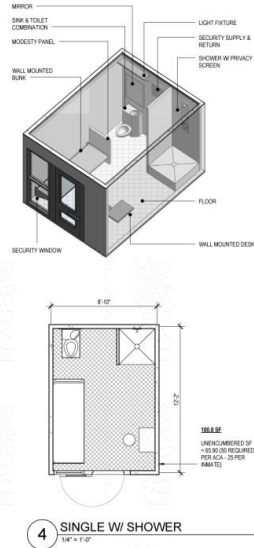
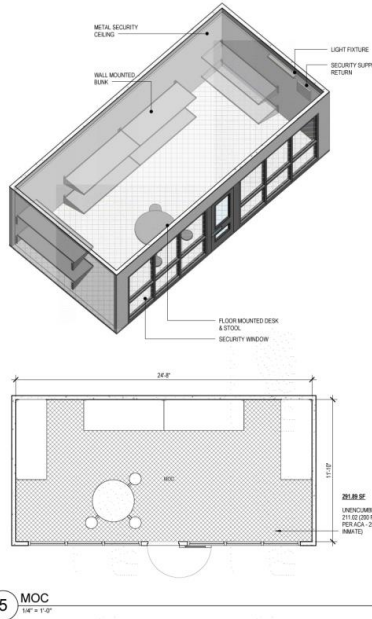
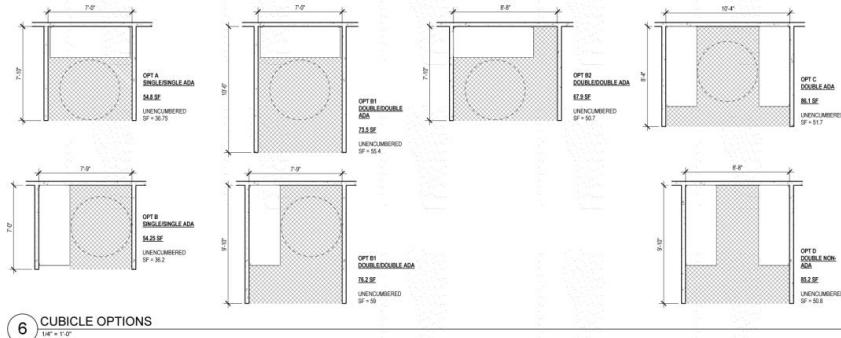
OPT 07a.2
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 48,000 SF
 TOTAL SF (W/O MEZZ): 30,000SF
 DAYROOM: (4) 3,800 SF
 CORE: 3,800 SF
PROS

CONS



OPT 08a
 (256 BEDS)
 TOTAL SF (W/ MEZZ): 42,000 SF
 TOTAL SF (W/O MEZZ): 26,000SF
 DAYROOM: (4) 3,200 SF
 CORE: 5,200 SF
PROS

CONS



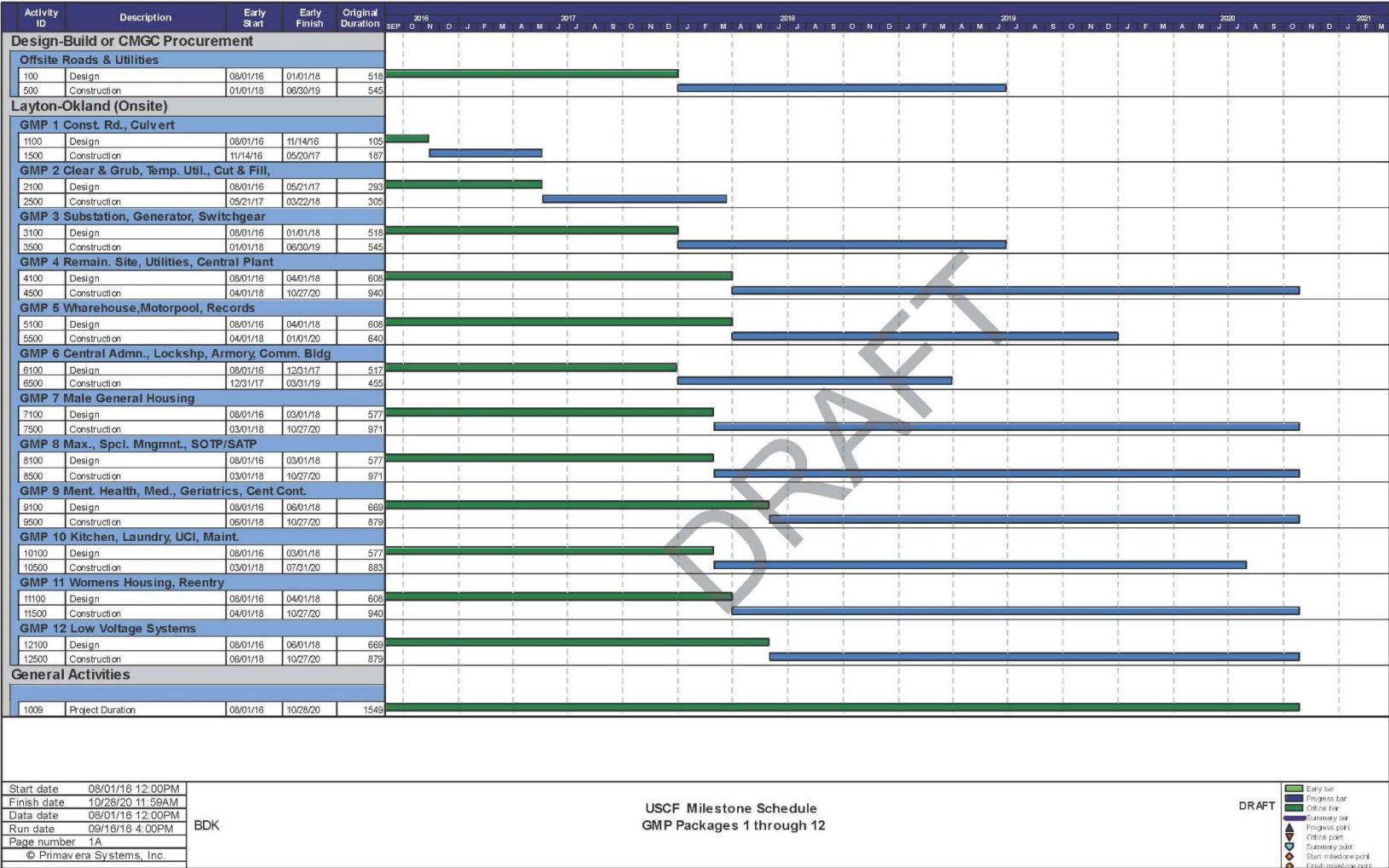


New Utah State
CORRECTIONAL FACILITY

PROJECT TIMELINE



SCHEDULE





New Utah State
CORRECTIONAL FACILITY

CASH FLOW



CASH FLOW

- Total Encumbrances to date: \$65,174,631
 - Site evaluations and studies, Programming and design, CM/GC preconstruction services, Program management, Property purchase
 - Total payments made to date: \$2,813,563
 - Currently planned to release the first bond in the second quarter 2017
- 