NEW 64 BED C-2 FACILITY 
AT N.N.H.C.F COMPONENTS 'E' & 'F'

- COMPONENT 'E' & 'F' NARRATIVE
- PROPOSED DRAWINGS
- COST ESTIMATE
- FUNCTION & AREA SUMMARY
- OPERATING BUDGET
- STAFFING ANALYSIS
A component of this Comprehensive Master Plan study was to consider the possibility of constructing a joint facility with Coos County at the Northern New Hampshire Correctional Facility (N.N.H.C.F) to house both Coos Counties inmate population and the States C-2 population necessary at the N.N.H.C.F for work detail assignments. There is a current need of approximately 50 C-2 work detail inmates which are currently being housed within the existing facility in beds originally constructed and appropriate for C-4 inmates in their Administrative Segregation Unit. Constructing a new, more appropriate facility for this need would free up hard cell space at the N.N.H.C.F to address higher security bed needs throughout the department rather than build additional, more expensive hard cell bed space. Although this facility would house both county and state inmates in the same building, there would be strict separation between these populations.

Components 'E' & 'F' of this Comprehensive Master Plan address the needs for the States C-2 population at N.N.H.C.F as well as those of Coos County. Component 'E' specifically addresses the needs of Coos County and is conceived to run entirely independent of the States operations with no mixing of the County and State inmate populations. Component 'F' specifically addresses the States C-2 classification in appropriate dormitory type housing. Certain support and infrastructure facilities would be shared such as the Kitchen and Laundry as well as Mechanical, Electrical and Maintenance. Inmate dining for the county inmates would occur in their Dayrooms, a common approach for a county jail, whereas State inmates would use the Inmate Dining Room.

It is the intention of this recommendation that Component's 'E' and 'F' be constructed together as one overall building, benefiting from economy of scale of one larger project but should Coos County not proceed with this proposal, Component 'F' would not stand alone. In lieu thereof, Component 'K' was conceptualized as a stand-alone, 64 bed C-2 facility. Component 'K' is summarized further in this Executive Summary. Under this recommendation, the existing Administrative Segregation Unit within the main facility would revert back to higher security housing.

Component 'F' is recommended as a 64 bed unit, a bit larger than current need, primarily due to the opinion that a 64 bed unit is the ideal size for this type of population and due to the possibility of future expansion of the N.N.H.C.F., summarized as Component 'G' further in this Executive Summary as a 496 bed C-3 housing addition which could therefore require additional inmate work detail support.
## Project Cost Estimate

**Component:** 120 Bed Coos County Jail

### Cost Escalation
- **Set At:**
  - 5% Per Year
  - 0.42% Per Month

### Design Period
- **Construction Period:** 24 Months
- **Construction Mid Point:** 36 Months

### Building Area

<table>
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<tr>
<th>Area</th>
<th>Renovation</th>
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</tr>
<tr>
<td>1st Floor</td>
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</tr>
<tr>
<td>1st Floor Mezzanine</td>
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<td>2nd Floor</td>
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<tr>
<td>Outdoor Exercise @ 50%</td>
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</tr>
<tr>
<td>Canopy @ 50%</td>
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<tr>
<td><strong>Total</strong></td>
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### Structure Cost

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<th>SF @</th>
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### Site Cost
- $9,580,725 @ 10% = $958,073

### Subtotal Construction Cost
- $10,538,798

### Regional Construction Factor
- 1: $10,538,798

### Escalation to Mid Point
- 15.0%: $1,580,820

### Total Adjusted Construction Cost
- Contingency 10%: $1,211,962
- Inspection & Testing 2%: $242,392
- **Total Construction Cost:** $13,573,971

### Soft Costs

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<td>Design &amp; Engineering Fees</td>
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### Total Soft Costs
- **$1,696,746**

### Total Project Cost
- **$15,270,718**
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<td>MENS 64 BED C-2 FACILITY AT N.N.H.C.F.</td>
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<td>2ND FLOOR MEZZANINE</td>
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<tr>
<td>OUTDOOR EXERCISE @ 50%</td>
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<td>CANOPY @ 50%</td>
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| STRUCTURE COST                           |               |              |              |
| NEW CONSTRUCTION                         | 23,137 SF @   | $ 170 /SF    | $ 3,933,290  |
| RENOVATION                               | -             | $ - /SF      | $ -          |
| ASBESTOS ABATEMENT                       | -             | $ - /SF      | $ -          |
| DEMOLITION                               | -             | $ - /SF      | $ -          |
| SUBTOTAL                                  | -             |              | $ 3,933,290  |

| SITE COST                                | $ 3,933,290 @ | $ 393,329    |

| SUBTOTAL CONSTRUCTION COST              |               | $ 4,326,619  |

| REGIONAL CONSTRUCTION FACTOR            | 1             | $ 4,326,619  |

| ESCALATION TO MID POINT                 | 15.0%         | $ 648,993    |

| TOTAL ADJUSTED CONSTRUCTION COST        |               | $ 4,975,612  |
| CONTINGENCY                             | 10%           | $ 497,561    |
| INSPECTION & TESTING                    | 2%            | $ 99,512     |

| TOTAL CONSTRUCTION COST                 |               | $ 5,572,885  |

| SOFT COSTS                               |               |              |
| BUILT IN EQUIPMENT                       | 3%            | $ 149,268    |
| LOOSE EQUIPMENT AND FURNISHINGS          | 3%            | $ 149,268    |
| DESIGN & ENGINEERING FEES                | 8%            | $ 398,049    |

| TOTAL SOFT COSTS                         |               | $ 696,586    |

| TOTAL PROJECT COST                       |               | $ 6,269,271  |
## COMPONENT "E" - FISCAL YEAR 2012-2013

### PROPOSED NEW COOS COUNTY JAIL - BERLIN, NEW HAMPSHIRE

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THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PUBLIC WORKS DESIGN & CONSTRUCTION
DEPARTMENT OF CORRECTIONS - COMPREHENSIVE MASTER PLAN

SUMMARY OF OPTIONS - FUNCTION & AREA SUMMARY

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<th># OF UNITS</th>
<th>AREA PER UNIT</th>
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COMPONENT "F" - FISCAL YEAR 2012-2013
PROPOSED NEW 64 BED C-2 HOUSING AT N.N.H.C.F. - BERLIN, NEW HAMPSHIRE

1.000 FACILITY ADMINISTRATION

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<td>Unit Manager's Office</td>
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1.000 FACILITY ADMINISTRATION SUBTOTAL | 1,525

2.000 SECURITY OPERATIONS

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2.200 Staff Services

| 2.201 | Men's Staff Toilet/Locker Room | 1 | 190 | 190 |
| 2.202 | Women's Staff Toilet/Locker Room | 1 | 200 | 200 |
|       | Subtotal                |   | 390 |

2.000 SECURITY OPERATIONS SUBTOTAL | 440

3.000 PROGRAM SERVICES

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3.200 Recreation/Exercise

| 3.201 | Fitness Room                      | 1 | 720 | 720 |
| 3.202 | Equipment Storage                 | 1 | 80  | 80  |
|       | Subtotal                           |   | 800 |

3.300 Mental Health Services

| 3.301 | Mental Health Office              | 1 | 130 | 130 |
| 3.302 | Counselor's Office                | 2 | 135 | 270 |
|       | Subtotal                           |   | 400 |

3.000 PROGRAM SERVICES SUBTOTAL | 2,325

4.000 INMATE SUPPORT SERVICES

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THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
BUREAU OF PUBLIC WORKS DESIGN & CONSTRUCTION  
DEPARTMENT OF CORRECTIONS - COMPREHENSIVE MASTER PLAN  
7/10/2008

STAFFING ANALYSIS

This Staffing Analysis is based upon the following assumptions:
Each shift is 40 hours per week or 2080 hours per year
Vacations, Holidays and Sick Leave result in 57.75 days or 706 hours of
lost productivity per year. Therefore each Employee can provide
1618 hours per year of time on a post.
The total number of employees required to staff a single 7 day - 3 shift relief position is
8730/1618= 5.4
The total number of employees required to staff a single 7 day - 1 shift relief position is
2912/1618 = 1.8
The total number of employees required to staff a single 5 day - 1 shift non-relief position is
2080/1618 = 1.3
The total number of employees required to staff a single 5 day - 1 shift non-relief position is
1

COMPONENT F - MEN'S 64 BED C-2 HOUSING UNIT AT N.N.H.C.F.

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STAFFING PER DIEM $ 21.47